

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/69 HEWISH ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,900

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

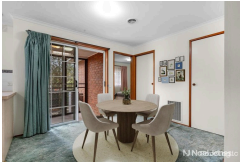
Date of sale

6/59-61 HEWISH ROAD CROYDON VIC 3136	\$530,000	07-Oct-24
4/300-308 MT DANDENONG ROAD CROYDON VIC 3136	\$550,000	31-May-24
17/102-108 CROYDON ROAD CROYDON VIC 3136	\$538,000	19-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 November 2024



**6/59-61 HEWISH ROAD CROYDON
VIC 3136**

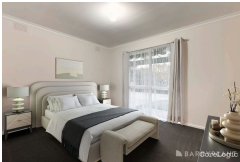
Sold Price

\$530,000

Sold Date **07-Oct-24**

2 1 1

Distance **0.07km**



**4/300-308 MT DANDENONG
ROAD CROYDON VIC 3136**

Sold Price

\$550,000

Sold Date **31-May-24**

2 1 1

Distance **0.38km**



**17/102-108 CROYDON ROAD
CROYDON VIC 3136**

Sold Price

^{RS} **\$538,000**

Sold Date **19-Oct-24**

2 1 1

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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