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	3/7 Plumer Street 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~~		or range between	$695,000	&	$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,000	Property type	Unit	Suburb	Croydon
Period-from	01 Oct 2020	to	30 Sep 2021	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
29 Plumer Street Croydon VIC 3136	$715,000	28-Sep-21
2/6 Moore Avenue Croydon VIC 3136	$706,500	24-Jun-21
46A Taronga Crescent Croydon VIC 3136	$740,500	11-May-21

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: 25 October 2021

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29 Plumer Street Croydon VIC 3136 Sold Price RS $715,000 Sold Date 28-Sep-21

3 1 1 Distance 0.21km



2/6 Moore Avenue Croydon VIC 3136 Sold Price $706,500 Sold Date 24-Jun-21

3 1 1 Distance 0.26km



46A Taronga Crescent Croydon VIC 3136 Sold Price $740,500 Sold Date 11-May-21

3 2 2 Distance 1.08km

RS = Recent sale **UN** = Undisclosed Sale

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