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	1/9-11 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	$595,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$642,000	Property type	Unit	Suburb	Croydon
Period-from	01 Nov 2020	to	31 Oct 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
3/20 Kitchener Road Croydon VIC 3136	$630,000	24-Aug-21
7/23 William Road Croydon VIC 3136	$595,000	13-Oct-21
36/310 Dorset Road Croydon VIC 3136	$612,000	04-Jun-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: 03 November 2021

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3/20 Kitchener Road Croydon VIC 3136

2 1 1

Sold Price **$630,000** Sold Date **24-Aug-21**

Distance **0.44km**



7/23 William Road Croydon VIC 3136

2 1 1

Sold Price RS **$595,000** Sold Date **13-Oct-21**

Distance **0.68km**



36/310 Dorset Road Croydon VIC 3136

2 1 1

Sold Price **$612,000** Sold Date **04-Jun-21**

Distance **0.91km**

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

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