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	11/5-7 ALFRICK 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~~		or range between	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$665,000	Property type	Unit	Suburb	Croydon
Period-from	01 Mar 2021	to	28 Feb 2022	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
3/1 ALFRICK ROAD CROYDON VIC 3136	$516,500	03-Oct-21
1/296 MT DANDENONG ROAD CROYDON VIC 3136	$514,000	06-Sep-21
304/296 MT DANDENONG ROAD CROYDON VIC 3136	$475,000	23-Jan-22

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: 15 March 2022

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3/1 ALFRICK ROAD CROYDON VIC 3136

2 1 1

Sold Price **$516,500** Sold Date **03-Oct-21**

Distance **0.05km**

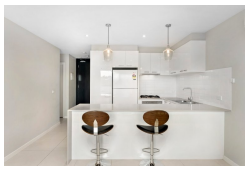


1/296 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price **$514,000** Sold Date **06-Sep-21**

Distance **0.08km**



304/296 MT DANDENONG ROAD CROYDON VIC 3136

2 1 1

Sold Price RS **$475,000** Sold Date **23-Jan-22**

Distance **0.08km**



103/13-15 HEWISH ROAD CROYDON VIC 3136

2 1 1

Sold Price **$470,000** Sold Date **05-Nov-21**

Distance **0.67km**

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

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