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	8/61-63 Beaufort Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,000,000 & $1,070,000

Median sale price

Median price $900,750 Property Type House Suburb Croydon

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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
1	7/61-63 Beaufort Rd CROYDON 3136	$1,050,000	02/08/2023
2			
3			

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 six months.

This Statement of Information was prepared on: 18/08/2023 11:24

8/61-63 Beaufort Road, Croydon Vic 3136

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4 2 2

Property Type: Townhouse
Land Size: 217 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,070,000
Median House Price
June quarter 2023: $900,750

Comparable Properties



7/61-63 Beaufort Rd CROYDON 3136 (REI)

4 2 2

Price: $1,050,000
Method: Private Sale
Date: 02/08/2023
Property Type: Townhouse (Single)

Agent Comments

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 six months.

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