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	6/36 Jackson Street, Croydon Vic 3136

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $683,250 Property Type Unit Suburb Croydon

Period - From 01/07/2023 to 30/09/2023 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	2/1 Carlyle St CROYDON 3136	$699,000	06/10/2023
2	1/24 Plumer St CROYDON 3136	$688,000	30/10/2023
3	10/47 Taylors Rd CROYDON 3136	$648,000	22/09/2023

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: 14/12/2023 11:30

6/36 Jackson Street, Croydon Vic 3136

Lachlan Williams
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0414 582 556
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2 1 1

Rooms: 3
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
September quarter 2023: $683,250

Comparable Properties



2/1 Carlyle St CROYDON 3136 (REI)

2 2 1

Price: $699,000
Method: Private Sale
Date: 06/10/2023
Property Type: Townhouse (Single)
Land Size: 239 sqm approx

Agent Comments



1/24 Plumer St CROYDON 3136 (REI)

2 1 1

Price: $688,000
Method: Private Sale
Date: 30/10/2023
Property Type: Townhouse (Single)
Land Size: 277 sqm approx

Agent Comments



10/47 Taylors Rd CROYDON 3136 (REI)

2 1 1

Price: $648,000
Method: Private Sale
Date: 22/09/2023
Property Type: Townhouse (Single)
Land Size: 166 sqm approx

Agent Comments

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