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	2 Kepsi Place, Croydon Vic 3136

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $895,500 Property Type House Suburb Croydon

Period - From 09/12/2020 to 08/12/2021 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	4/185 Lincoln Rd MOOROOLBARK 3138	$790,000	05/10/2021
2	1/19 Lusher Rd CROYDON 3136	$720,000	05/10/2021
3	2/107 Mount View Pde CROYDON 3136	$691,000	18/08/2021

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: 09/12/2021 12:37

2 Kepsi Place, Croydon Vic 3136



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Property Type: Land
Land Size: 177 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median House Price
09/12/2020 - 08/12/2021: $895,500

Comparable Properties



4/185 Lincoln Rd MOOROOLBARK 3138 (REI/VG)

3 2 2

Price: $790,000
Method: Private Sale
Date: 05/10/2021
Property Type: Townhouse (Single)

Agent Comments



1/19 Lusher Rd CROYDON 3136 (REI/VG)

3 1 2

Price: $720,000
Method: Private Sale
Date: 05/10/2021
Property Type: Townhouse (Res)

Agent Comments



2/107 Mount View Pde CROYDON 3136 (REI/VG)

3 2 2

Price: $691,000
Method: Private Sale
Date: 18/08/2021
Property Type: Townhouse (Single)
Land Size: 183.79 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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