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	2a Midhurst Road, Croydon Vic 3136

Indicative selling price

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

Range between $630,000 & $670,000

Median sale price

Median price $695,000 Property Type Unit Suburb Croydon

Period - From 01/01/2022 to 31/03/2022 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	16 Broughton Av CROYDON 3136	$690,000	07/02/2022
2	6a Anthony St CROYDON 3136	$655,000	18/05/2022
3	6/15-17 Norman Rd CROYDON 3136	$655,000	08/02/2022

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: 09/07/2022 15:35

2a Midhurst Road, Croydon Vic 3136



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$630,000 - $670,000
Median Unit Price
March quarter 2022: $695,000

Comparable Properties



16 Broughton Av CROYDON 3136 (REI/VG)

3 1 1

Price: $690,000
Method: Private Sale
Date: 07/02/2022
Property Type: House (Res)
Land Size: 423 sqm approx

Agent Comments



6a Anthony St CROYDON 3136 (REI/VG)

3 1 1

Price: $655,000
Method: Private Sale
Date: 18/05/2022
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments



6/15-17 Norman Rd CROYDON 3136 (REI)

3 1 1

Price: $655,000
Method: Auction Sale
Date: 08/02/2022
Property Type: Unit
Land Size: 198 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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