

# 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

Unit 2/20 Laird Street, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$660,000

### Median sale price

Median price \$585,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2019

to 30/06/2019

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	81a Esther Cr MOOROOLBARK 3138	\$685,000	20/08/2019
2	2/9 Jarvis Av CROYDON 3136	\$682,500	31/07/2019
3	1/7 Thackeray Ct CROYDON 3136	\$670,000	22/03/2019

**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:

16/09/2019 15:36

Theo Makris  
0397258811  
0412364726  
tmakris.croydon@ljh.com.au

**Indicative Selling Price**  
\$660,000

**Median Unit Price**  
June quarter 2019: \$585,000



3 2 2

**Property Type:** Townhouse  
**Agent Comments**

## Comparable Properties



81a Esther Cr MOOROOLBARK 3138 (REI)

**Agent Comments**

3 2 2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Property Type:** Townhouse (Single)  
**Land Size:** 273 sqm approx



2/9 Jarvis Av CROYDON 3136 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$682,500  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Rooms:** 4  
**Property Type:** Unit



1/7 Thackeray Ct CROYDON 3136 (REI/VG)

**Agent Comments**

3 2 2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 22/03/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)