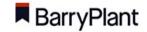
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | rty offer | ed for s | sale | | | | | | | | | | | |
|--|--|---------------------------------------|-------------------|----|--------------------------------|---------|-----------|-------|-----|-------------|------------------|----|-------------|--|
| Address Including suburb and postcode | | 2/87 Bayswater Road, Croydon Vic 3136 | | | | | | | | | | | | |
| Indica | Indicative selling price | | | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | | | | |
| Range | e betweer | \$750,0 | 000 | & | | | \$795,000 | | | | | | | |
| Median sale price | | | | | | | | | | | | | | |
| Median price \$903,00 | | 00 | Property Type Hou | | | se Subu | | | urb | urb Croydon | | | | |
| Perio | d - From | 01/10/2 | 021 | to | 30/09/2022 | | Sc | ource | REI | / | | | | |
| 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 | | | | | | | | | | Pr | ice | Da | ate of sale | |
| 1 | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | |
| OR | | | | | | | | | | | | | | |
| В* | | | | | epresentative wo kilometres | | | | | | | | | |
| | This Statement of Information was prepared on: | | | | | | | | | | 20/12/2022 11:39 | | | |







\$750,000 - \$795,000 **Median House Price** Year ending September 2022: \$903,000

Indicative Selling Price





Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



