

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3/91 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$691,800 Property Type Unit Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	6/59-61 Bayswater Rd CROYDON 3136	\$490,000	19/12/2024
2	2/50 Croydon Rd CROYDON 3136	\$525,000	03/12/2024
3	1/39 Newman Rd CROYDON 3136	\$594,000	29/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/01/2025 10:10



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
September quarter 2024: \$691,800

Comparable Properties



6/59-61 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit
Land Size: 113 sqm approx



2/50 Croydon Rd CROYDON 3136 (REI)

Agent Comments

2 1 2

Price: \$525,000
Method: Private Sale
Date: 03/12/2024
Property Type: Unit



1/39 Newman Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 2

Price: \$594,000
Method: Private Sale
Date: 29/10/2024
Property Type: Unit