

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 164 Bayswater Road, Croydon South

### Indicative selling price

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

Single price \$ or range between \$660,000 & \$720,000

### Median sale price

Median price \$758,000 \*House ☒ \*Unit ☐ Suburb Croydon South

Period - From 01/07/2018 to 30/09/2018 Source REIV

### Comparable property sales

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 6 months.

Address of comparable property	Price	Date of sale
3 Mackenzie Court, Croydon South	\$690,000	30/10/2018
18 Mariana Avenue, Croydon South	Not recorded	06/10/2018