

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

2/29 Homer Avenue, Croydon South Vic 3136

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$739,975

Property Type Unit

Suburb Croydon South

Period - From 01/10/2019

to

30/09/2020

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.

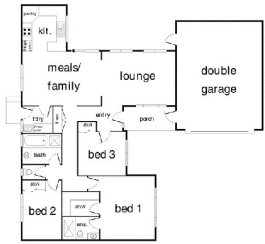
	Address of comparable property	Price	Date of sale
1	151 Eastfield Rd CROYDON 3136	\$730,250	18/05/2020
2	3/71 Greenhill Rd BAYSWATER NORTH 3153	\$727,000	13/06/2020
3	18 Glen Park Rd BAYSWATER NORTH 3153	\$708,000	05/06/2020

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:

02/11/2020 13:57



 3  2  2

Property Type: Unit

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending September 2020: \$739,975

Comparable Properties



151 Eastfield Rd CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$730,250

Method: Sale

Date: 18/05/2020

Property Type: House (Res)

Land Size: 377 sqm approx



3/71 Greenhill Rd BAYSWATER NORTH 3153 (VG)

Agent Comments

 3  -  -

Price: \$727,000

Method: Sale

Date: 13/06/2020

Property Type: Flat/Unit/Apartment (Res)



18 Glen Park Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 3  2  1

Price: \$708,000

Method: Private Sale

Date: 05/06/2020

Rooms: 5

Property Type: House

Land Size: 290 sqm approx