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 betweer	\$690,000		&		\$750,000					
Median sale p	rice									
Median price	\$739,975	Pro	operty Type	Unit			Suburb	Croydon South		
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress 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







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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)

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Price: \$730,250 Method: Sale Date: 18/05/2020 Property Type: House (Res) Land Size: 377 sqm approx

Agent Comments



3/71 Greenhill Rd BAYSWATER NORTH 3153 (VG)

Agent Comments



Price: \$727,000 Method: Sale Date: 13/06/2020 Property Type: Flat/Unit/Apartment (Res)



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



Price: \$708,000 Method: Private Sale Date: 05/06/2020 Rooms: 5 Property Type: House Land Size: 290 sqm approx Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.