

# 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 2/168 Bayswater Road, Croydon South Vic 3136

### Indicative selling price

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

Range between \$825,000 & \$875,000

### Median sale price

Median price \$792,000 Property Type Unit Suburb Croydon South

Period - From 09/10/2023 to 08/10/2024 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	5/191 Bayswater Rd BAYSWATER NORTH 3153	\$840,000	06/09/2024
2	5/31 Vinter Av CROYDON 3136	\$850,000	16/08/2024
3	2/191 Bayswater Rd BAYSWATER NORTH 3153	\$875,000	12/06/2024

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: 09/10/2024 08:37



3   2   4

**Property Type:** Unit  
**Land Size:** 333 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$825,000 - \$875,000  
**Median Unit Price**  
09/10/2023 - 08/10/2024: \$792,000

## Comparable Properties



**5/191 Bayswater Rd BAYSWATER NORTH 3153** Agent Comments (REI)

3   2   2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 06/09/2024  
**Property Type:** Townhouse (Single)



**5/31 Vinter Av CROYDON 3136 (REI)** Agent Comments

4   2   2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 325 sqm approx



**2/191 Bayswater Rd BAYSWATER NORTH 3153** Agent Comments (REI)

4   3   2

**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** Townhouse (Single)

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