

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

40A Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$685,000

&

\$745,000

Median sale price

Median price \$910,500

Property Type House

Suburb Croydon

Period - From 01/01/2022

to 31/03/2022

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 Mather CI CROYDON 3136	\$750,000	18/02/2022
2	1/82 Bayswater Rd CROYDON 3136	\$740,000	15/03/2022
3	1a Eva Ct CROYDON 3136	\$710,000	31/05/2022

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:

16/06/2022 14:04



 3  2  2

Rooms: 5
Property Type: House
Land Size: 549 sqm approx
 Agent Comments

Indicative Selling Price
 \$685,000 - \$745,000
Median House Price
 March quarter 2022: \$910,500

Comparable Properties



5 Mather CI CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$750,000
Method: Private Sale
Date: 18/02/2022
Property Type: House
Land Size: 388 sqm approx

1/82 Bayswater Rd CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$740,000
Method: Sale
Date: 15/03/2022
Property Type: Strata Unit/Flat



1a Eva Ct CROYDON 3136 (REI)

Agent Comments

 3  2  1

Price: \$710,000
Method: Private Sale
Date: 31/05/2022
Property Type: House (Res)
Land Size: 527 sqm approx

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