

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 Belmont Road West, Croydon South Vic 3136

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$849,000 Property Type House Suburb Croydon South

Period - From 01/04/2024 to 30/06/2024 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	31 Velma Gr RINGWOOD EAST 3135	\$945,000	29/05/2024
2	11 Knaith Rd RINGWOOD EAST 3135	\$1,240,000	13/04/2024
3	27 Highton St RINGWOOD EAST 3135	\$1,126,000	26/03/2024

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:

19/08/2024 16:56



 3  1  2

Property Type: House (Res)

Land Size: 980 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

June quarter 2024: \$849,000

Comparable Properties



31 Velma Gr RINGWOOD EAST 3135 (REI)

Agent Comments

 4  1  1

Price: \$945,000

Method: Private Sale

Date: 29/05/2024

Property Type: House

Land Size: 925 sqm approx



11 Knaith Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,240,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 835 sqm approx



27 Highton St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$1,126,000

Method: Private Sale

Date: 26/03/2024

Property Type: House

Land Size: 845 sqm approx

Account - Barry Plant | P: 03 9842 8888