

## 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

1/168 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,000

Property type

House

Suburb

Croydon South

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

6 Carlyle Street Croydon VIC 3136	\$600,000	26-Jul-19
28 Lee-Ann Crescent Croydon VIC 3136	\$615,000	06-Sep-19
47 Homer Avenue Croydon South VIC 3136	\$570,000	20-May-19

**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 6 months.~~

This Statement of Information was prepared on: 18 September 2019



**6 Carlyle Street Croydon VIC 3136**

Sold Price

**\$600,000**

Sold Date

**26-Jul-19**

3 1 1

Distance

**3.34km**



**28 Lee-Ann Crescent Croydon VIC 3136**

Sold Price

**\$615,000**

Sold Date

**06-Sep-19**

3 1 1

Distance

**5.4km**



**47 Homer Avenue Croydon South VIC 3136**

Sold Price

**\$570,000**

Sold Date

**20-May-19**

3 1 2

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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