

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

9/5-7 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$605,000 Property Type Unit Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 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	2/40 Beaufort Rd CROYDON 3136	\$537,500	05/11/2020
2	11/35-43 Kent Av CROYDON 3136	\$520,000	05/01/2021
3	4/38 Eastfield Rd RINGWOOD EAST 3135	\$505,000	13/10/2020

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: 10/02/2021 13:58



Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2020: \$605,000

Comparable Properties



2/40 Beaufort Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$537,500
Method: Private Sale
Date: 05/11/2020
Property Type: Unit
Land Size: 283 sqm approx



11/35-43 Kent Av CROYDON 3136 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 05/01/2021
Property Type: Unit
Land Size: 196 sqm approx



4/38 Eastfield Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 13/10/2020
Rooms: 3
Property Type: Unit