

## 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 2/34 Belmont Road West, 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 \$570,000 & \$610,000

#### Median sale price\*

Median price \$582,500 House X Unit Suburb Croydon South

Period - From 24/01/2019 to 24/07/2019 Source PhilipWebb

#### 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		
3		

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.~~

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 2 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$570,000 - \$610,000  
**Median House Price \***  
 24/01/2019 - 24/07/2019: \$582,500  
 \* Agent calculated median based on 2 sales

"This advice does not form part of this Statement of Information \*Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistical

## Comparable Properties



**1/68 Bayview Rise BAYSWATER NORTH 3153** Agent Comments  
 (REI/VG)



**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 18/02/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 172 sqm approx



**2/12 Berry Rd BAYSWATER NORTH 3153** Agent Comments  
 (REI/VG)



**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 09/05/2019  
**Rooms:** 5  
**Property Type:** Townhouse (Single)

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.