

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 5/28 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Single price \$659,950

Median sale price

Median price \$577,500 House Unit X Suburb Croydon

Period - From 01/04/2018 to 30/06/2018 Source REIV

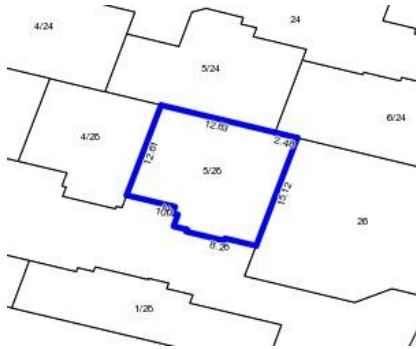
Comparable property sales (*Delete A or B below as applicable)

~~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		
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.



3 2 2

Rooms:

Property Type: Townhouse

Land Size: 216 sqm approx

Agent Comments

Indicative Selling Price

\$659,950

Median Unit Price

June quarter 2018: \$577,500

Comparable Properties



12/354 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$660,000

Method: Private Sale

Date: 14/06/2018

Rooms: 4

Property Type: Unit

Land Size: 433 sqm approx

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.