

### UNIT Offered for Sale

2/77-79 Bayswater Road Croydon VIC 3136

 2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000 & \$506,000

### Median Sale Price

\$534,000 Units in Croydon between Mar 2017 - Feb 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**6/40-44 Lusher Road Croydon VIC 3136**

 2  1  1

Sold Price

**\$500,000**

Sold Date

**27-Sep-17**

Distance

**0.68km**



**2/45 Vernon Street Croydon VIC 3136**

 2  1  1

Sold Price

**\$456,000**

Sold Date

**08-Nov-17**

Distance

**0.48km**



**3/7 Fortuna Avenue Croydon VIC 3136**

 2  1  1

Sold Price

**\$468,000**

Sold Date

**25-Oct-17**

Distance

**0.26km**

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