

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

13/77-79 Bayswater Road Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2020

to

28 Feb 2021

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

| | | |
|--|-----------|-----------|
| 4/38 Eastfield Road Ringwood East VIC 3135 | \$505,000 | 13-Oct-20 |
| 2/40 Beaufort Road Croydon VIC 3136 | \$537,500 | 05-Nov-20 |
| 4/68 Hewish Road Croydon VIC 3136 | \$530,000 | 01-Mar-21 |

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: 10 March 2021



4/38 Eastfield Road Ringwood East VIC 3135 Sold Price **\$505,000** Sold Date **13-Oct-20**

 2  1  1

Distance **1.55km**



2/40 Beaufort Road Croydon VIC 3136 Sold Price **\$537,500** Sold Date **05-Nov-20**

 2  1  1

Distance **1.64km**



4/68 Hewish Road Croydon VIC 3136 Sold Price ^{RS} **\$530,000** Sold Date **01-Mar-21**

 2  1  1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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