## Statement of Information

## Single residential property located in the Melbourne metropolitan area

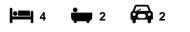
## Section 47AF of the Estate Agents Act 1980

| Property offer                                                                                                                                                                                                        | ed for sale                          |                                              |               |           |        |                  |              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------|---------------|-----------|--------|------------------|--------------|--|
| Including subu                                                                                                                                                                                                        |                                      | 10 Belmont Road West, Croydon South Vic 3136 |               |           |        |                  |              |  |
| Indicative sell                                                                                                                                                                                                       | ing price                            |                                              |               |           |        |                  |              |  |
| For the meaning                                                                                                                                                                                                       | of this price se                     | e consumer.vi                                | c.gov.au/unde | rquoting  |        |                  |              |  |
| Single price \$835,000                                                                                                                                                                                                |                                      |                                              |               |           |        |                  |              |  |
| Median sale p                                                                                                                                                                                                         | rice                                 | _                                            |               |           |        |                  |              |  |
| Median price                                                                                                                                                                                                          | \$918,000                            | Property T                                   | ype House     |           | Suburb | Croydon So       | uth          |  |
| Period - From 09/08/2023 to 08/08/2024 Source REI                                                                                                                                                                     |                                      |                                              |               |           | REIV   | 1                |              |  |
| Comparable p                                                                                                                                                                                                          | roperty sales                        | (*Delete A c                                 | or B below as | s applica | able)  |                  |              |  |
| A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale. |                                      |                                              |               |           |        |                  |              |  |
| Address of comparable property                                                                                                                                                                                        |                                      |                                              |               |           |        | rice             | Date of sale |  |
| 1                                                                                                                                                                                                                     |                                      |                                              |               |           |        |                  |              |  |
| 2                                                                                                                                                                                                                     |                                      |                                              |               |           |        |                  |              |  |
| 3                                                                                                                                                                                                                     |                                      |                                              |               |           |        |                  |              |  |
| OR                                                                                                                                                                                                                    |                                      |                                              |               |           | ·      |                  |              |  |
|                                                                                                                                                                                                                       | ate agent or age<br>les were sold wi |                                              |               |           |        |                  |              |  |
| This Statement of Information was prepared on:                                                                                                                                                                        |                                      |                                              |               |           |        | 09/08/2024 13:38 |              |  |









**Property Type:** House **Land Size:** 487 sqm approx

Agent Comments

Indicative Selling Price \$835,000 Median House Price 09/08/2023 - 08/08/2024: \$918,000

## Comparable Properties

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.

Account - Harcourts Vermont South | P: 03 98861008



