

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

119A Belmont Road East, Croydon South Vic 3136

Indicative selling price

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

Range between

\$825,000

&

\$875,000

Median sale price

Median price

\$888,000

Property Type

House

Suburb

Croydon South

Period - From

01/04/2023

to

30/06/2023

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	1a Mirang Av CROYDON 3136	\$840,000	27/07/2023
2	5/6-8 Vinter Av CROYDON 3136	\$831,000	07/06/2023
3	57a Blazey Rd CROYDON SOUTH 3136	\$828,700	11/08/2023

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.~~

This Statement of Information was prepared on:

21/09/2023 15:30

119A Belmont Road East, Croydon South Vic 3136

Brent Earney
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Indicative Selling Price
\$825,000 - \$875,000
Median House Price
June quarter 2023: \$888,000



Property Type:
Agent Comments

Comparable Properties



1a Mirang Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$840,000
Method: Private Sale
Date: 27/07/2023
Property Type: Unit
Land Size: 278 sqm approx



5/6-8 Vinter Av CROYDON 3136 (REI)

Agent Comments

 3  2  2

Price: \$831,000
Method: Auction Sale
Date: 07/06/2023
Property Type: Unit
Land Size: 415 sqm approx



57a Blazey Rd CROYDON SOUTH 3136 (REI)

Agent Comments

 3  2  2

Price: \$828,700
Method: Private Sale
Date: 11/08/2023
Property Type: Townhouse (Single)
Land Size: 320 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354