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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$825,000		&		\$875,000			
Median sale p	rice							
Median price	\$888,000	Pro	operty Type	Hou	se		Suburb	Croydon South
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Add	dress 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





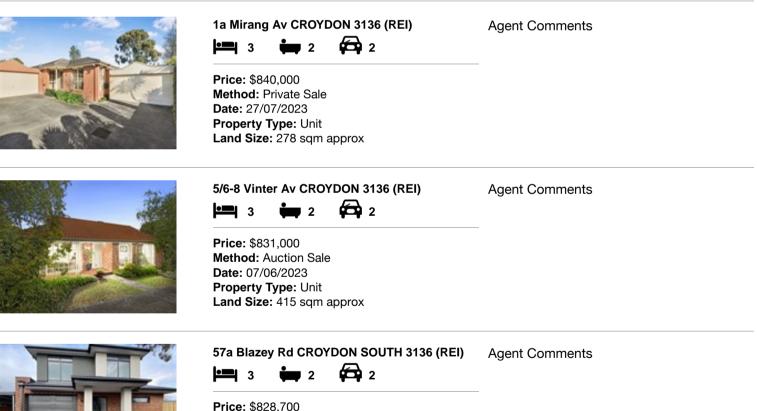




Property Type: Agent Comments Brent Earney 9725 0000 0409 726 136 brentearney@methven.com.au

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

Comparable Properties



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



propertydata

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