



**woodards** 

## 67 Belmont Road West Croydon South Vic 3136

### Additional information

Council Rates: \$TBC  
Water Rates: \$TBC  
3 bedrooms  
Central bathroom  
Kitchen/Meals Area  
Large living space  
Wide frontage  
Garage with storage  
Development potential (STCA)

### Chattels

All fixed floor coverings and fixed light fittings as inspected

### Close proximity to

#### Schools

Dorset Primary school – Zoned	850m
Tinternvale Primary School	1.21km
Melba Secondary College – Zoned	2.63km
Bayswater Secondary College	3.02km

#### Shops

Croydon Central	3.5 km
Mountain High Shopping Centre	4.3 km
Eastland Shopping centre	5.1 km

#### Parks

Eastfield Park	900m
Belmont Park	1.1km
Tarralla Creek Reserve	1.3 km

#### Transport

Croydon Train Station	2.6 km
Bayswater Train Station	4.0 km
Bus 664 Chirnside Park to Knox City	
Bus 967 Glen Waverley to Croydon	

#### Terms

10% deposit, balance 30/60 days



**Luke Banitsiotis**  
0402 261 116



**Cameron Way**  
0418 352 380

Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

**Blackburn 100 South Parade 9894 1000**

**woodards.com.au**

# 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 67 Belmont Road West, Croydon South Vic 3136

### Indicative selling price

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

Range between \$790,000 & \$860,000

### Median sale price

Median price \$880,000 Property Type House Suburb Croydon South

Period - From 09/11/2021 to 08/11/2022 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	68 Belmont Rd.W CROYDON SOUTH 3136	\$945,000	11/06/2022
2	33 Mariana Av CROYDON SOUTH 3136	\$867,950	28/09/2022
3	10 Waratah Av BAYSWATER NORTH 3153	\$810,000	18/10/2022

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: 09/11/2022 12:36

Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

**Indicative Selling Price**

\$790,000 - \$860,000

**Median House Price**

09/11/2021 - 08/11/2022: \$880,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 908 sqm approx

Agent Comments

## Comparable Properties



**68 Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)**

Agent Comments



**Price:** \$945,000

**Method:** Private Sale

**Date:** 11/06/2022

**Property Type:** House

**Land Size:** 918 sqm approx



**33 Mariana Av CROYDON SOUTH 3136 (REI)**

Agent Comments



**Price:** \$867,950

**Method:** Private Sale

**Date:** 28/09/2022

**Property Type:** House

**Land Size:** 866 sqm approx



**10 Waratah Av BAYSWATER NORTH 3153 (REI)**

Agent Comments



**Price:** \$810,000

**Method:** Private Sale

**Date:** 18/10/2022

**Property Type:** House

**Land Size:** 910 sqm approx

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111

## Our Collection Notice and Your Privacy

### (Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

***When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.***

#### **What are the primary purposes?**

**They are:** to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

#### **What are the secondary purposes?**

**They are** to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

#### **If I give you my personal information, how will you hold it?**

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

#### **How do I contact you about my about my personal information?**

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

#### **If you misuse my personal information, how do I complain to you?**

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

#### **Will you disclose my personal information to someone overseas?**

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

#### **What are the main consequences for me, if I choose not to give you my personal information?**

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.