

# 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

2/29 Bayswater Road, Croydon 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 \$620,000 & \$660,000

### Median sale price

Median price \$707,500 Property Type Unit Suburb Croydon

Period - From 01/04/2022 to 30/06/2022 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	6/5 Bayswater Rd CROYDON 3136	\$655,000	31/08/2022
2	6/6-8 Surrey Rd.W CROYDON 3136	\$645,000	11/05/2022
3	4/29 Bayswater Rd CROYDON 3136	\$630,000	19/08/2022

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:

27/09/2022 13:42

2/29 Bayswater Road, Croydon Vic 3136

Christopher Clerke

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**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

June quarter 2022: \$707,500



 2    1    2

**Property Type:** Strata Unit/Flat

**Land Size:** 180 sqm approx

**Agent Comments**

## Comparable Properties



**6/5 Bayswater Rd CROYDON 3136 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 31/08/2022

**Property Type:** Townhouse (Single)



**6/6-8 Surrey Rd.W CROYDON 3136 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$645,000

**Method:** Private Sale

**Date:** 11/05/2022

**Property Type:** Unit

**Land Size:** 235.08 sqm approx



**4/29 Bayswater Rd CROYDON 3136 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$630,000

**Method:** Sale

**Date:** 19/08/2022

**Property Type:** Flat/Unit/Apartment (Res)

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