

# 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

131a Belmont Road East, 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)

Single price \$785,000

### Median sale price

Median price \$675,000

Property Type Unit

Suburb Croydon South

Period - From 16/09/2018

to 15/09/2019

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	6a Field St CROYDON 3136	\$764,000	15/06/2019
2			
3			

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:

16/09/2019 10:45

131a Belmont Road East, Croydon South Vic 3136



Tynan Carr  
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3 2 2

**Property Type:** Land  
**Land Size:** 413 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$785,000  
**Median Unit Price**  
16/09/2018 - 15/09/2019: \$675,000

## Comparable Properties



**6a Field St CROYDON 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$764,000  
**Method:** Auction Sale  
**Date:** 15/06/2019  
**Property Type:** Townhouse (Res)  
**Land Size:** 271 sqm approx

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** - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.