

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

28/77-79 BAYSWATER ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$699,900

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

3/21 RONALD ROAD CROYDON VIC 3136	\$820,000	25-Jul-24
15/77-79 BAYSWATER ROAD CROYDON VIC 3136	\$548,000	13-Dec-23
4/9 MORRIS ROAD CROYDON VIC 3136	\$775,000	17-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 14 November 2024

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3/21 RONALD ROAD CROYDON VIC 3136

3 2 2

Sold Price **\$820,000** Sold Date **25-Jul-24**

Distance **0.12km**

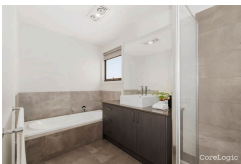


15/77-79 BAYSWATER ROAD CROYDON VIC 3136

2 1 1

Sold Price **\$548,000** Sold Date **13-Dec-23**

Distance **0.22km**



4/9 MORRIS ROAD CROYDON VIC 3136

3 2 2

Sold Price **\$775,000** Sold Date **17-Feb-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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