

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	3/41 Belmont Rd.W CROYDON SOUTH 3136	\$749,000	03/07/2019
2	3/35 Vinter Av CROYDON 3136	\$720,000	07/03/2019
3	2/8 Wendover Av BAYSWATER NORTH 3153	\$688,000	03/08/2019

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$685,000 - \$750,000  
**Median House Price**  
Year ending June 2019: \$716,000

## Comparable Properties

**3/41 Belmont Rd.W CROYDON SOUTH 3136 (REI)** Agent Comments



**Price:** \$749,000  
**Method:** Private Sale  
**Date:** 03/07/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 234 sqm approx



**3/35 Vinter Av CROYDON 3136 (REI/VG)** Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 590 sqm approx



**2/8 Wendover Av BAYSWATER NORTH 3153 (REI)** Agent Comments



**Price:** \$688,000  
**Method:** Auction Sale  
**Date:** 03/08/2019  
**Rooms:** 4  
**Property Type:** Townhouse (Res)