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

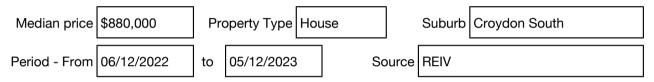
2B Belmont Road West, Croydon South Vic 3136

Indicative selling price

For the meaning of this		

Single price \$759,950

Median sale price



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	2/320 Canterbury Rd BAYSWATER NORTH 3153	\$765,000	26/09/2023
2	39b Ulysses Av CROYDON SOUTH 3136	\$760,000	02/11/2023
3	1a Stephen Cr CROYDON 3136	\$750,000	27/09/2023

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:

06/12/2023 18:17









Property Type: House Agent Comments

Indicative Selling Price \$759,950 Median House Price 06/12/2022 - 05/12/2023: \$880,000

Comparable Properties



2/320 Canterbury Rd BAYSWATER NORTH 3153 (REI)



Price: \$765,000 Method: Private Sale Date: 26/09/2023 Property Type: Townhouse (Single)



39b Ulysses Av CROYDON SOUTH 3136 (REI) Agent Comments



Price: \$760,000 Method: Private Sale Date: 02/11/2023 Property Type: Unit

1a Stephen Cr CROYDON 3136 (REI)



Agent Comments

Agent Comments

Price: \$750,000 Method: Private Sale Date: 27/09/2023 Property Type: House (Res)

Account - Barry Plant | P: 03 9735 3300



propertydata

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