

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$759,950

### Median sale price

Median price

\$880,000

Property Type

House

Suburb

Croydon South

Period - From

06/12/2022

to

05/12/2023

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	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



 3    2    1

**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)**

Agent Comments

 3    2    2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 26/09/2023

**Property Type:** Townhouse (Single)



**39b Ulysses Av CROYDON SOUTH 3136 (REI)**

Agent Comments

 3    2    2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 02/11/2023

**Property Type:** Unit



**1a Stephen Cr CROYDON 3136 (REI)**

Agent Comments

 3    2    -

**Price:** \$750,000

**Method:** Private Sale

**Date:** 27/09/2023

**Property Type:** House (Res)