

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

26 Bayswater Road, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$570,000

Median sale price

Median price \$590,000

Property Type Unit

Suburb Croydon

Period - From 01/07/2019

to 30/06/2020

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	2/297-299 Mt Dandenong Rd CROYDON 3136	\$605,000	20/05/2020
2	1/68 Eastfield Rd CROYDON SOUTH 3136	\$560,000	04/04/2020
3	2/13 Leigh Rd CROYDON 3136	\$553,500	09/06/2020

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:

30/07/2020 14:01

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Indicative Selling Price
\$530,000 - \$570,000
Median Unit Price
Year ending June 2020: \$590,000



 2  2  1

Property Type: House
Land Size: 380 sqm approx
Agent Comments

Comparable Properties



2/297-299 Mt Dandenong Rd CROYDON 3136 (REI/VG) **Agent Comments**

 2  1  2

Price: \$605,000
Method: Private Sale
Date: 20/05/2020
Property Type: Unit

1/68 Eastfield Rd CROYDON SOUTH 3136 (VG) **Agent Comments**

 2  -  -

Price: \$560,000
Method: Sale
Date: 04/04/2020
Property Type: Strata Unit/Flat



2/13 Leigh Rd CROYDON 3136 (REI) **Agent Comments**

 2  1  1

Price: \$553,500
Method: Private Sale
Date: 09/06/2020
Rooms: 4
Property Type: Unit