

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

1/33-35 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Single Price

\$490,000

&

\$530,000

Median sale price

Median price

\$650,000

Property type

Unit

Suburb

Croydon

Period - From

01/04/2023

to

30/06/2023

Source

REIV

Comparable property sales

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) 4/18 Surrey Rd.W CROYDON 3136	\$530,000	17/08/2023
2) 5/19 Jackson St CROYDON 3136	\$535,000	04/09/2023
3) 9/65 Hewish Rd CROYDON 3136	\$555,000	06/09/2023

This Statement of Information was prepared on: 10/10/2023