

## 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

9/57 BAYSWATER ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

### 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 6 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

2/87 BAYSWATER ROAD CROYDON VIC 3136	\$828,000	21-Jan-23
2/14 ROSS ROAD CROYDON VIC 3136	\$825,000	02-Nov-22
2/7 EDITH AVENUE CROYDON VIC 3136	\$792,000	31-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 26 January 2023



**2/87 BAYSWATER ROAD  
CROYDON VIC 3136**

 3  2  2

Sold Price

<sup>RS</sup>

**\$828,000**

Sold Date

**21-Jan-23**

Distance

**0.41km**



**2/14 ROSS ROAD CROYDON VIC  
3136**

 3  2  2

Sold Price

**\$825,000**

Sold Date

**02-Nov-22**

Distance

**1.05km**



**2/7 EDITH AVENUE CROYDON VIC  
3136**

 3  2  2

Sold Price

**\$792,000**

Sold Date

**31-Oct-22**

Distance

**1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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