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

15/79 Bayswater Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$440,000		&		\$480,000			
Median sale pr	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	16/06/2020	to	15/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/6 Stirling Rd CROYDON 3136	\$460,328	17/03/2021
2	8/189 Bayswater Rd BAYSWATER NORTH 3153	\$445,000	16/03/2021
3	3/14 Tintern Av BAYSWATER NORTH 3153	\$470,000	29/12/2020

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:

16/06/2021 14:40









Property Type: Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price 16/06/2020 - 15/06/2021: \$575,000

Comparable Properties



2/6 Stirling Rd CROYDON 3136 (REI/VG)

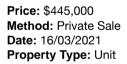


Price: \$460,328 Method: Private Sale Date: 17/03/2021 Property Type: Unit



8/189 Bayswater Rd BAYSWATER NORTH 3153 Agent Comments (REI/VG)







3/14 Tintern Av BAYSWATER NORTH 3153 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 29/12/2020 Property Type: House Land Size: 168 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments