

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 consumer.vic.gov.au/underquoting

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Croydon

Period - From

16/06/2020

to

15/06/2021

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	2/6 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)

Agent Comments



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



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

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 16/03/2021
Property Type: Unit



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

Agent Comments



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