

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	40/77-79 Bayswater Road, Croydon Vic 3136
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Indicative selling price

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

Range between	\$370,000	&	\$407,000
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Median sale price

Median price	\$585,000	House		Unit	X	Suburb	Croydon
Period - From	01/04/2019	to	30/06/2019	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	7/91 Bayswater Rd CROYDON 3136	\$400,000	13/07/2019
2	18 Beaufort Rd CROYDON 3136	\$400,000	25/02/2019
3	1/70 Lusher Rd CROYDON 3136	\$395,000	14/04/2019

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.~~