# 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

3/2 Belmont Road, Croydon South Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$900,000	Pro	operty Type	Hou	ise		Suburb	Croydon South
Period - From	08/05/2024	to	07/05/2025		So	urce	Property	y Data

## 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.

Ad	dress of comparable property	Price	Date of sale
1	9a Mirang Av CROYDON 3136	\$1,120,000	28/03/2025
2	2/16 Wenwood St RINGWOOD EAST 3135	\$1,130,000	19/02/2025
3	24 Blue Mist Dr CROYDON SOUTH 3136	\$1,150,000	20/11/2024

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:

08/05/2025 14:17

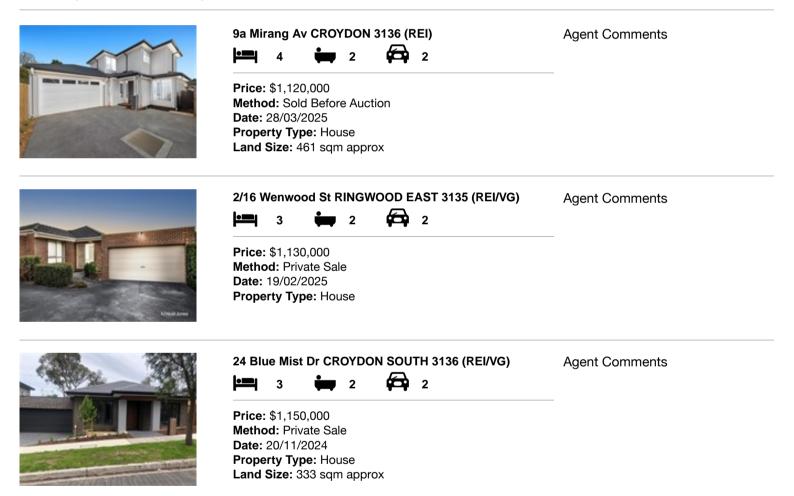






**Property Type:** Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 08/05/2024 - 07/05/2025: \$900,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9735 3300



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