

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 24/77-79 Bayswater Road, Croydon Vic 3136

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$755,000 Property Type Townhouse Suburb Croydon

Period - From 08/06/2021 to 07/06/2022 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		
3		

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: 08/06/2022 14:17



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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median Townhouse Price

08/06/2021 - 07/06/2022: \$755,000

Comparable Properties

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 is an unique property with the largest parcel of land within the development and an additional driveway providing rear access. There have been no similar properties sell within the past six months with disclosed results.

Account - Philip Webb