

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 2/27 Belmont Road West, Croydon South Vic 3136

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$693,000 House ☒ Unit ☐ Suburb Croydon South

Period - From 01/01/2019 to 31/03/2019 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	2/23 Ronald Rd CROYDON 3136	\$667,000	18/03/2019
2	1/14 Branch Rd BAYSWATER NORTH 3153	\$655,000	28/12/2018
3	2/15 Ivon St BAYSWATER NORTH 3153	\$625,000	08/01/2019

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.



Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$630,000
Median House Price
March quarter 2019: \$693,000

Comparable Properties



2/23 Ronald Rd CROYDON 3136 (REI)

Agent Comments



Price: \$667,000
Method: Private Sale
Date: 18/03/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 190 sqm approx



1/14 Branch Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 28/12/2018
Rooms: 2
Property Type: Flat/Unit/Apartment (Res)
Land Size: 395 sqm approx



2/15 Ivon St BAYSWATER NORTH 3153 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 08/01/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)