

#### 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	2/27 Belmont Road West, Croydon South Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$693,000	Hou	ise X	Unit		Su	ıburb	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)



Price: \$667,000 Method: Private Sale Date: 18/03/2019

Rooms: -

Property Type: Townhouse (Single) Land Size: 190 sqm approx

**Agent Comments** 

**Agent Comments** 



1/14 Branch Rd BAYSWATER NORTH 3153

(REI/VG)









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)









Price: \$625,000 Method: Sale Date: 08/01/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Max Brown | P: 131 629 | F: 1300 329 629





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments