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	4 Belmont Road West, Croydon South Vic 3136

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $950,500 Property Type House Suburb Croydon South

Period - From 01/01/2024 to 31/03/2024 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	10 Lynwood Av RINGWOOD EAST 3135	$1,425,000	17/02/2024
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: 27/05/2024 09:54

4 Belmont Road West, Croydon South Vic 3136

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4 2 2

Property Type: House
Land Size: 977 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
March quarter 2024: $950,500

Comparable Properties



10 Lynwood Av RINGWOOD EAST 3135 (REI)

4 2 3

Price: $1,425,000
Method: Private Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 996 sqm approx

Agent Comments

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.

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