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	**2/26 Belmont Road West Croydon South Vic 3136**

Indicative selling price

range between	**$695,000**	&	**$764,000**

Median sale price

Median price	$860,000	Property type	Unit	Suburb	Croydon South
Period - From	14/12/2021	to	14/03/2022	Source	R.E.I.V

Comparable property sales

A* These are the three properties sold within two kilometres 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
2/29 FARADAY ROAD CROYDON SOUTH VIC 3136	**$760,000**	**01/02/2022**
8 Shrubby Walk, Croydon South, Vic 3136	**$771,000**	**29/01/2022**
12A MACEY STREET CROYDON SOUTH VIC 3136	**$810,000**	**28/01/2022**

This Statement of Information was prepared on: **14th Mar 2022**