

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

9/9-13 BAYSWATER ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 1/6 DONALD STREET CROYDON VIC 3136 | \$682,000 | 04-Feb-25 |
| 2/354 MT DANDENONG ROAD CROYDON VIC 3136 | \$647,950 | 19-Nov-24 |
| | | |

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 6 months.

This Statement of Information was prepared on: 19 March 2025



**1/6 DONALD STREET CROYDON
VIC 3136**

 3  1  1

Sold Price

\$682,000

Sold Date

04-Feb-25

Distance

1.58km



**2/354 MT DANDENONG ROAD
CROYDON VIC 3136**

 3  1  2

Sold Price

\$647,950

Sold Date

19-Nov-24

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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