

Statement of Information

Section 47AF of the Estate Agents Act 1980

Unit offered for sale 1-4/14 BAYSWATER RD, CROYDON 3136

Indicative selling price

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

| | |
|--------|------------------------------------|
| Unit 1 | Range \$640,000 - \$660,000 |
| Unit 2 | Range \$575,000 - \$595,000 |
| Unit 3 | Range \$635,000 - \$655,000 |
| Unit 4 | Range \$620,000 - \$660,000 |

Suburb unit median sale price

Median **Unit** for **CROYDON** for period **Sep 2019 - Nov 2019**
Sourced from Realestate.com.au.

\$615,000

Comparable property sales

These are the three units 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 the most comparable to the property for sale.

Unit 1

| | |
|---|---|
| 1/14 Bayswater Road, Croydon 3136 | Price \$650,000 Sold 14 April 2019 |
| 3/14 Bayswater Road, Croydon 3136 | Price \$660,000 Sold 20 June 2019 |
| 2/14 Bayswater Road, Croydon 3136 | Price \$590,000 Sold 13 June 2019 |

Unit 2

| | |
|---|---|
| 1/14 Bayswater Road, Croydon 3136 | Price \$650,000 Sold 14 April 2019 |
| 2/14 Bayswater Road, Croydon 3136 | Price \$590,000 Sold 13 June 2019 |



Stockdale & Leggo Croydon

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Contact agents



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**Stockdale
& Leggo**

3/14 Bayswater Road,
Croydon 3136

Price **\$660,000** Sold 20 June
2019

Unit 3

3/14 Bayswater Road,
Croydon 3136

Price **\$660,000** Sold 20 June
2019

1/14 Bayswater Road,
Croydon 3136

Price **\$650,000** Sold 14 April
2019

2/14 Bayswater Road,
Croydon 3136

Price **\$590,000** Sold 13 June
2019

Unit 4

1/14 Bayswater Road,
Croydon 3136

Price **\$650,000** Sold 24 April
2019

2/14 Bayswater Road,
Croydon 3136

Price **\$590,000** Sold 13 June
2019

3/14 Bayswater Road,
Croydon 3136

Price **\$660,000** Sold 20 June
2019

This Statement of Information was prepared on 17th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au.