

# 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

99b Bellara Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$906,000 Property Type House Suburb Croydon

Period - From 01/10/2023 to 31/12/2023 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	3/19 Braemar St CROYDON 3136	\$749,500	20/09/2023
2	10 Rindlebrook PI WONGA PARK 3115	\$740,000	14/10/2023
3	3/162 Dorset Rd CROYDON 3136	\$740,000	20/10/2023

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:

17/01/2024 11:03

Christopher Clerke  
03 9725 0000  
0459 101 811  
chrisclerke@methven.com.au

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
December quarter 2023: \$906,000



**Property Type:**  
**Agent Comments**

## Comparable Properties



**3/19 Braemar St CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$749,500  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 316 sqm approx



**10 Rindlebrook PI WONGA PARK 3115 (REI/VG)**

**Agent Comments**



**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 515 sqm approx



**3/162 Dorset Rd CROYDON 3136 (REI/VG)**

**Agent Comments**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 272 sqm approx

**Account - Professionals Croydon** | P: 03 9725 0000 | F: 03 9725 7354