

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	3 Briarwood Court, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$595,000	&	\$650,000

Median sale price

Median price	\$815,000	Hou	ise X	Unit		Suburb	Croydon
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

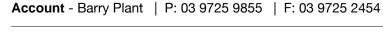
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2 Kincumber Dr CROYDON 3136	\$641,199	16/04/2018
2	5/12 Karingal St CROYDON NORTH 3136	\$620,000	11/04/2018
3	40a Boyana Cr CROYDON 3136	\$600,000	08/06/2018

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.







Generated: 12/07/2018 13:01