

## 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

3 Briar Rose Walk Croydon South VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,950

Property type

House

Suburb

Croydon South

Period-from

01 Dec 2018

to

30 Nov 2019

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

131 Belmont Road East Croydon South VIC 3136	\$661,000	28-Jun-19
33 Central Avenue Croydon South VIC 3136	\$685,000	16-Aug-19
8 Gardenia Street Croydon South VIC 3136	\$691,000	30-Aug-19

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.~~

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Ryan Bell  
P 03 8761 0688  
M 0417 052 297  
E ryan@bellrealestate.com.au



131 Belmont Road East Croydon South VIC 3136

Sold Price

\$661,000

Sold Date

28-Jun-19

3

1

2

Distance

0.42km

33 Central Avenue Croydon South VIC 3136

Sold Price

\$685,000

Sold Date

16-Aug-19

3

1

2

Distance

0.83km

8 Gardenia Street Croydon South VIC 3136

Sold Price

\$691,000

Sold Date

30-Aug-19

3

1

3

Distance

1.14km

RS = Recent sale      UN = Undisclosed Sale

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