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

8 Briar Rose Walk, Croydon South Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$680,000		&		\$745,000				
Median sale p	rice								
Median price	\$742,500	Pro	operty Type	Hou	House		Suburb	Croydon South	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	160 Eastfield Rd CROYDON SOUTH 3136	\$728,000	09/08/2020
2	10 Stafford Ct BAYSWATER NORTH 3153	\$720,000	11/09/2020
3	35 Sellick Dr CROYDON 3136	\$700,000	20/07/2020

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:

20/10/2020 13:05









Property Type: House (Res) **Land Size:** 651 sqm approx Agent Comments Indicative Selling Price \$680,000 - \$745,000 Median House Price Year ending September 2020: \$742,500

Comparable Properties



Agent Comments



10 Stafford Ct BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$728,000 Method: Private Sale Date: 09/08/2020 Property Type: House Land Size: 870 sqm approx

Price: \$720,000 Method: Private Sale Date: 11/09/2020 Rooms: 5 Property Type: House (Res) Land Size: 804 sqm approx



35 Sellick Dr CROYDON 3136 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 20/07/2020 Property Type: House (Res) Land Size: 448 sqm approx Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.