

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 between \$680,000

&

\$745,000

Median sale price

Median price \$742,500

Property Type House

Suburb Croydon South

Period - From 01/10/2019

to 30/09/2020

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	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



 3  1  2

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



160 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$728,000

Method: Private Sale

Date: 09/08/2020

Property Type: House

Land Size: 870 sqm approx



10 Stafford Ct BAYSWATER NORTH 3153 (REI) Agent Comments

 3  1  2

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)

Agent Comments

 3  1  2

Price: \$700,000

Method: Private Sale

Date: 20/07/2020

Property Type: House (Res)

Land Size: 448 sqm approx