

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

4 BRIARWOOD COURT CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,000

Property type

House

Suburb

Croydon

Period-from

01 Apr 2021

to

31 Mar 2022

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

2 AMINGA COURT CROYDON VIC 3136	\$795,000	23-Feb-22
29 RODLEIGH STREET CROYDON VIC 3136	\$842,000	05-Mar-22
15 SILVERGRASS COURT CROYDON VIC 3136	\$860,000	21-Feb-22

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.~~

This Statement of Information was prepared on: 29 April 2022



2 AMINGA COURT CROYDON VIC 3136

 3  1  1

Sold Price

^{RS} **\$795,000**

Sold Date

23-Feb-22

Distance

0.43km



29 RODLEIGH STREET CROYDON VIC 3136

 3  1  2

Sold Price

^{RS} **\$842,000** ^{UN}

Sold Date

05-Mar-22

Distance

1.01km



15 SILVERGRASS COURT CROYDON VIC 3136

 3  2  2

Sold Price

^{RS} **\$860,000**

Sold Date

21-Feb-22

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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