

## 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

9 BRIARWOOD COURT CROYDON 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

\$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

101A EXETER ROAD CROYDON NORTH VIC 3136	\$810,000	11-Dec-21
34 LYONS ROAD CROYDON NORTH VIC 3136	\$795,000	08-Nov-21
5 MATHER CLOSE CROYDON VIC 3136	\$750,000	30-Jan-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: 19 April 2022



101A EXETER ROAD CROYDON  
NORTH VIC 3136

 3  2  2

Sold Price **\$810,000** Sold Date **11-Dec-21**

Distance -

Notes from your agent

Landsize similar, interior similar. With views and manicured/landscaped back/courtyard. Comparable property.



34 LYONS ROAD CROYDON  
NORTH VIC 3136

 3  1  2

Sold Price **\$795,000** Sold Date **08-Nov-21**

Distance -

Notes from your agent

Landsize slightly smaller. Property is much upgraded/modern with open plan living and has entertaining areas.



5 MATHER CLOSE CROYDON VIC  
3136

 3  1  2

Sold Price **\$750,000** Sold Date **30-Jan-22**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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