

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

3/19 Braemar Street, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$749,500

Median sale price

Median price \$801,000

Property Type Townhouse

Suburb Croydon

Period - From 15/08/2022

to 14/08/2023

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	9/18-20 Hull Rd CROYDON 3136	\$757,000	29/07/2023
2	4/333a Mt Dandenong Rd CROYDON 3136	\$731,000	08/05/2023
3			

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:

15/08/2023 17:10



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 316 sqm approx

Agent Comments

Comparable Properties



9/18-20 Hull Rd CROYDON 3136 (REI)

Agent Comments

 2  2  1

Price: \$757,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit

Land Size: 353 sqm approx



4/333a Mt Dandenong Rd CROYDON 3136
(REI/VG)

Agent Comments

 3  2  2

Price: \$731,000

Method: Private Sale

Date: 08/05/2023

Property Type: Unit

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.