

## 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

1/10A GORDON STREET 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Croydon

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/21 VIEW STREET CROYDON VIC 3136	\$940,000	02-Oct-23
133A LINCOLN ROAD CROYDON VIC 3136	\$950,000	02-Nov-23
2/1 MCILRAITH COURT CROYDON VIC 3136	\$905,000	30-Aug-23

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: 08 January 2024



**1/21 VIEW STREET CROYDON VIC 3136**

Sold Price

**\$940,000**

Sold Date

**02-Oct-23**

 4  3  1

Distance

**0.97km**



**133A LINCOLN ROAD CROYDON VIC 3136**

Sold Price

<sup>RS</sup>

**\$950,000**

Sold Date

**02-Nov-23**

 4  2  2

Distance

**1.69km**



**2/1 MCILRAITH COURT CROYDON VIC 3136**

Sold Price

**\$905,000**

Sold Date

**30-Aug-23**

 4  2  2

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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