

# 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

1/12 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)

Range between \$790,000 & \$850,000

### Median sale price

Median price \$790,000 Property Type Townhouse Suburb Croydon

Period - From 19/06/2023 to 18/06/2024 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	1/42 Byron Rd KILSYTH 3137	\$850,000	17/05/2024
2	9a Glen Dhu Rd KILSYTH 3137	\$802,500	25/05/2024
3	36a Homer Av CROYDON SOUTH 3136	\$790,000	30/05/2024

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:

19/06/2024 16:23



**Rooms:** 6  
**Property Type:** Townhouse  
**Land Size:** 321 sqm approx

**Agent Comments**

10 year old (approx) Street frontage & own driveway

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median Townhouse Price**  
19/06/2023 - 18/06/2024: \$790,000

## Comparable Properties



**1/42 Byron Rd KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 17/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 400 sqm approx



**9a Glen Dhu Rd KILSYTH 3137 (REI)**

**Agent Comments**



**Price:** \$802,500  
**Method:** Private Sale  
**Date:** 25/05/2024  
**Rooms:** 9  
**Property Type:** Townhouse (Res)  
**Land Size:** 483 sqm approx



**36a Homer Av CROYDON SOUTH 3136 (REI)**

**Agent Comments**



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 30/05/2024  
**Property Type:** House