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

22 Gladys Grove, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,600,000		&		\$1,750,000					
Median sale pr	rice									
Median price	\$906,000	Pro	operty Type	Hou	se		Suburb	Croydon		
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	30 Clegg Av CROYDON 3136	\$1,820,000	14/02/2024
2			
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:

02/04/2024 16:39









Property Type: House Land Size: 1236 sqm approx Agent Comments Daniel Broadbent 9870 6211 0424 155 476 danielbroadbent@jelliscraig.com.au

> Indicative Selling Price \$1,600,000 - \$1,750,000 Median House Price December quarter 2023: \$906,000

Comparable Properties



30 Clegg Av CROYDON 3136 (REI)

Price: \$1,820,000 Method: Private Sale Date: 14/02/2024 Property Type: House (Res) Land Size: 863 sqm approx Agent Comments

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.

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