

## 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

1/13 Gladys Grove 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

\$640,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,230

Property type

Other

Suburb

Croydon

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/1 Anthony Street Croydon VIC 3136	\$640,000	19-Jul-19
25 Ramble Crescent Croydon VIC 3136	\$652,500	25-Jun-19
1/37 Clegg Avenue Croydon VIC 3136	\$680,000	16-Oct-19

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: 10 December 2019



**1/1 Anthony Street Croydon VIC 3136**

4 1 2

Sold Price **\$640,000** Sold Date **19-Jul-19**

Distance **0.33km**



**25 Ramble Crescent Croydon VIC 3136**

3 2 2

Sold Price **\$652,500** Sold Date **25-Jun-19**

Distance **0.34km**



**1/37 Clegg Avenue Croydon VIC 3136**

- 1 2

Sold Price **\$680,000** Sold Date **16-Oct-19**

Distance **0.61km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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