

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

11 GARDENIA STREET CROYDON SOUTH VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Croydon South

Period-from

01 Jul 2023

to

30 Jun 2024

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

35 JESMOND ROAD CROYDON VIC 3136	810000	29-Feb-24
164 BAYSWATER ROAD CROYDON SOUTH VIC 3136	848000	01-Jun-24
5 MACEY STREET CROYDON SOUTH VIC 3136	850000	13-Apr-24

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: 30 July 2024



35 JESMOND ROAD CROYDON VIC 3136 Sold Price

810000 Sold Date **29-Feb-24**

3 1 2

Distance **1.43km**



164 BAYSWATER ROAD CROYDON SOUTH VIC 3136 Sold Price

^{RS} **848000** Sold Date **01-Jun-24**

3 1 2

Distance **0.16km**



5 MACEY STREET CROYDON SOUTH VIC 3136

Sold Price

850000 Sold Date **13-Apr-24**

3 1 2

Distance **0.92km**

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

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