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	1/12 Gordon Street, Croydon Vic 3136
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

1.6.196 201.106.1 (7.00,000	Range between	\$790,000	&	\$850,000
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Median sale price

Median price	\$790,000	Pro	perty Type T	ownhouse		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
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Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$790,000 - \$850,000 **Median Townhouse Price**

19/06/2023 - 18/06/2024: \$790,000

Rooms: 6

Property Type: Townhouse Land Size: 321 sqm approx

Agent Comments

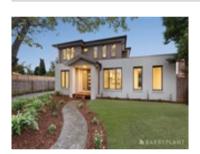
10 year old (approx) Street frontage & own driveway

Agent Comments

Agent Comments

Agent Comments

Comparable Properties



1/42 Byron Rd KILSYTH 3137 (REI)





Price: \$850,000

Date: 17/05/2024 Property Type: Townhouse (Single) Land Size: 400 sqm approx

9a Glen Dhu Rd KILSYTH 3137 (REI)







Price: \$802,500 Method: Private Sale Date: 25/05/2024

Method: Private Sale

Rooms: 9

Property Type: Townhouse (Res) Land Size: 483 sqm approx

36a Homer Av CROYDON SOUTH 3136 (REI)

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

Account - Barry Plant | P: 03 9735 3300



