

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

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

1/12 Gordon Street, Croydon Vic 3136



Carl Payne
0397353300
0413589800
cpayne@barryplant.com.au



3 2 2

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

3 2 2

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

3 2 2

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

3 2 2

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

Account - Barry Plant | P: 03 9735 3300



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.