

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 3/9 Gordon Street, Croydon, VIC 3136

Indicative selling price

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

Price Range \$950,000 & \$1,045,000

Median sale price

Median price \$730,000 Property Type Townhouse Suburb Croydon (3136)

Period - From 31/08/2018 to 01/09/2019 Source Pricfinder

Comparable property sales

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
21A ST GEORGES CRESCENT, CROYDON VIC 3136	\$991,500	28/09/2019
43 HUBBLE ROAD, CROYDON VIC 3136	\$1,090,000	20/11/2018
5 BADDELEY CIRCUIT, CROYDON VIC 3136	\$1,165,000	02/09/2019

This Statement of Information was prepared on: 17/10/2019