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	1/11-13 Gordon Street Croydon 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	$432,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	House	Suburb	Croydon
Period-from	01 Dec 2019	to	30 Nov 2020	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
1B Arnold Street Kilsyth VIC 3137	$350,000	25-Jun-20
2A Larbert Road Mooroolbark VIC 3138	$367,000	29-Aug-20

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: 09 December 2020

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1B Arnold Street Kilsyth VIC 3137 Sold Price **$350,000** Sold Date **25-Jun-20**

3 2 - Distance **3.06km**



2A Larbert Road Mooroolbark VIC 3138 Sold Price **$367,000** Sold Date **29-Aug-20**

- - 2 Distance **4.29km**

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

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