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	1/16 GLADYS GROVE 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~~		or range between	$670,000	&	$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,000	Property type	Unit	Suburb	Croydon
Period-from	01 May 2021	to	30 Apr 2022	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
1/5 GLADYS GROVE CROYDON VIC 3136	$835,000	19-Feb-22
1/2 ANTHONY STREET CROYDON VIC 3136	$790,000	12-Oct-21
1/1 ANTHONY STREET CROYDON VIC 3136	$832,000	17-Feb-22

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: 02 May 2022

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1/5 GLADYS GROVE CROYDON VIC 3136

3 1 1

Sold Price **$835,000** Sold Date **19-Feb-22**

Distance **0.12km**



1/2 ANTHONY STREET CROYDON VIC 3136

2 1 2

Sold Price **$790,000** Sold Date **12-Oct-21**

Distance **-**



1/1 ANTHONY STREET CROYDON VIC 3136

3 1 2

Sold Price **$832,000** Sold Date **17-Feb-22**

Distance **0.27km**

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

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