

STATEMENT OF INFORMATION 1/451 DORSET ROAD, CROYDON

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

1/451 Dorset Road Croydon VIC 3136

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$600,000	&	\$660,000
house or unit as applicable)				

Median Price	\$601,000	Prope	erty type		Unit	Suburb	Croydon
Period-from	01 Apr 2020	to	31 Mar 2	2021	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	
11 Barclay Avenue Croydon VIC 3136	\$620,000	01-Nov-20	
8 Peter Street Croydon South VIC 3136	\$660,000	12-Nov-20	
6 Carlyle Street Croydon VIC 3136	\$653,000	01-Nov-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: 06 April 2021



consumer.vic.gov.au



Zoe McLellan

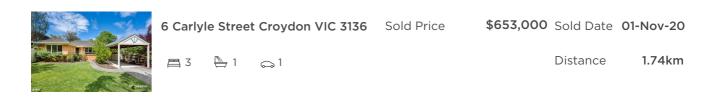
- P 0387610688
- M 0407511540
- E montrose@bellrealestate.com.au



× de	11 Barclay Avenue Croydon VIC 3136	Sold Price	\$620,000	Sold Date	01-Nov-20
	🛱 3 🗎 1 👝 1			Distance	0.2km
	8 Peter Street Croydon South VIC	Sold Price	\$660,000	Sold Date	12-Nov-20



8 Peter Street Croydon South VIC 3136	Sold Price	\$660,000	Sold Date	12-Nov-20
🚍 3 🕒 1 🞧 1			Distance	1.23km



RS = Recent sale UN = Undisclosed Sale

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