



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

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Croydon

Period-from

01 Apr 2020

to

31 Mar 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

Zoe McLellan
P 0387610688
M 0407511540
E montrose@bellrealestate.com.au



11 Barclay Avenue Croydon VIC 3136

3 1 1

Sold Price **\$620,000** Sold Date **01-Nov-20**

Distance **0.2km**



8 Peter Street Croydon South VIC 3136

3 1 1

Sold Price **\$660,000** Sold Date **12-Nov-20**

Distance **1.23km**



6 Carlyle Street Croydon VIC 3136

3 1 1

Sold Price **\$653,000** Sold Date **01-Nov-20**

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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