

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

13/195 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)

range between

\$735,000

&

\$808,500

Median sale price

(*Delete house or unit as applicable)

Median price

\$500,250

*Unit

x

Suburb

Croydon

Period - From

April 2017

to

August 2017

Source

RP Data 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 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
12A View Street, Croydon VIC 3136	\$735,000	16 th June 2017
13 Lemnos Street, Croydon VIC 3136	\$820,000	19 th June 2017
1/34 Timms Avenue, Croydon VIC 3136	\$767,500	5 th April 2017