

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

2/307 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

\$955,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/12 GORDON STREET CROYDON VIC 3136	\$925,000	27-Jun-24
6/2 JACKSON STREET CROYDON VIC 3136	\$935,000	10-Feb-25

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.

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**1/12 GORDON STREET CROYDON
VIC 3136**

3 2 2

Sold Price

\$925,000

Sold Date

27-Jun-24

Distance

0.27km



**6/2 JACKSON STREET CROYDON
VIC 3136**

4 2 2

Sold Price

\$935,000

Sold Date

10-Feb-25

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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