

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 427-429 Dorset Road, Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$870,000 - \$950,000

Median sale price

Median price \$845,000

*House

☒

*Unit

☐

Suburb CROYDON

Period - From 01 AUG 2018 to 31 JUL 2019

Source CoreLogic

Comparable property sales

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
2 LYNDHURST CLOSE, CROYDON	\$911,000	5 MAR 2019
6 LYNDHURST CLOSE, CROYDON	\$900,000	24 APR 2019
30 VINTER AVENUE, CROYDON	\$850,000	13 JUL 2019

OR

~~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 six months.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~