

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

192 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$860,888 Property Type House Suburb Croydon

Period - From 01/01/2021 to 31/03/2021 Source REIV

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.

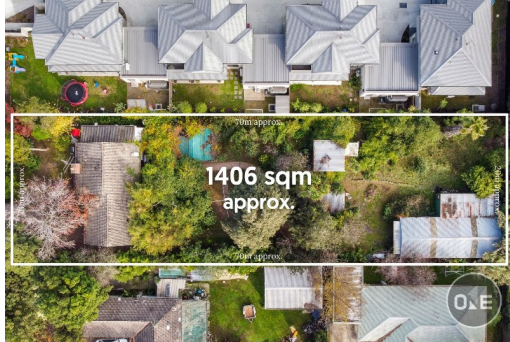
	Address of comparable property	Price	Date of sale
1	161 Dorset Rd CROYDON 3136	\$1,050,000	24/03/2021
2	252 Dorset Rd CROYDON 3136	\$1,020,000	30/01/2021
3	29 Toorak Av CROYDON 3136	\$986,000	15/12/2020

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 six months.~~

This Statement of Information was prepared on:

28/05/2021 17:01



2
 1
 2

Rooms: 4

Property Type: House (Res)

Land Size: 1406 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,078,000

Median House Price

March quarter 2021: \$860,888

Comparable Properties



161 Dorset Rd CROYDON 3136 (REI)

Agent Comments

4
 2
 2

Price: \$1,050,000

Method: Private Sale

Date: 24/03/2021

Property Type: House

Land Size: 840 sqm approx



252 Dorset Rd CROYDON 3136 (REI)

Agent Comments

3
 1
 -

Price: \$1,020,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 1000 sqm approx



29 Toorak Av CROYDON 3136 (REI/VG)

Agent Comments

3
 2
 3

Price: \$986,000

Method: Private Sale

Date: 15/12/2020

Property Type: House (Res)

Land Size: 1503 sqm approx