

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

153 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$871,750

Property type

House

Suburb

Croydon

Period-from

01 Oct 2022

to

30 Sep 2023

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

163 DORSET ROAD CROYDON VIC 3136	\$769,000	06-Jun-23
48 LEE-ANN CRESCENT CROYDON VIC 3136	\$822,000	16-Oct-23
11 DOUGLAS PARADE CROYDON VIC 3136	\$830,000	01-Jul-23

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: 30 October 2023



163 DORSET ROAD CROYDON VIC 3136

Sold Price

\$769,000

Sold Date

06-Jun-23

3

1

1

Distance

0.09km



48 LEE-ANN CRESCENT CROYDON VIC 3136

Sold Price

^{RS} **\$822,000**

Sold Date

16-Oct-23

3

1

1

Distance

1.28km



11 DOUGLAS PARADE CROYDON VIC 3136

Sold Price

\$830,000

Sold Date

01-Jul-23

3

1

3

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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