

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

5/297 Mount Dandenong Road, Croydon Vic 3136

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Croydon

Period - From 18/11/2021

to 17/11/2022

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	2/44 Bayswater Rd CROYDON 3136	\$671,000	31/08/2022
2	7/416 Dorset Rd CROYDON 3136	\$648,000	03/06/2022
3	1/205 Dorset Rd CROYDON 3136	\$645,000	21/09/2022

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:

18/11/2022 10:56

 3  1  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
18/11/2021 - 17/11/2022: \$660,000

Comparable Properties



2/44 Bayswater Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$671,000
Method: Private Sale
Date: 31/08/2022
Property Type: Unit
Land Size: 265 sqm approx



7/416 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$648,000
Method: Private Sale
Date: 03/06/2022
Property Type: Unit
Land Size: 211 sqm approx



1/205 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$645,000
Method: Auction Sale
Date: 21/09/2022
Property Type: Unit
Land Size: 267.97 sqm approx