

Statement of Information 20/03/2019
**Single residential property located in
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 4/164 Dorset Road Croydon Vic 3136

Indicative selling price

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

Single price \$599,000

or range between \$

&

\$

Median sale price

Median price \$552,750

*House

*Unit

X

Suburb Croydon

Period - From 01/07/2018

to 30/09/2018

Source REIV

Comparable property sales

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 3/19 Bonnie View Rd CROYDON NORTH 3136	\$710,000	08/08/2018
2 4/194 Dorset Rd CROYDON	\$710,000	19/09/2018
3 3/107 Mount View Pde CROYDON 3136	\$680,000	14/07/2018

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.~~