

# 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

408 Mt Dandenong Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$639,000

### Median sale price

Median price

\$725,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2019

to

30/09/2019

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	396 Dorset Rd CROYDON 3136	\$650,000	19/10/2019
2	4a View St CROYDON 3136	\$650,000	25/09/2019
3	382 Dorset Rd CROYDON 3136	\$609,950	21/08/2019

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:

28/10/2019 12:09

408 Mt Dandenong Road, Croydon Vic 3136

**Jellis  
Craig**

Charles Shi

9908 5706

0423 633 253

charlessshi@jellisrcraig.com.au

**Indicative Selling Price**

\$639,000

**Median House Price**

September quarter 2019: \$725,000



**Property Type:** House

**Land Size:** 569 sqm approx

Agent Comments

## Comparable Properties



**396 Dorset Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 589 sqm approx



**4a View St CROYDON 3136 (REI)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 25/09/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 324 sqm approx



**382 Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$609,950

**Method:** Private Sale

**Date:** 21/08/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 599 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.