

## Statement of Information

# 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

5/195 Dorset 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) (\*Delete single price or range as applicable)

range between

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$500,250

\*Unit x

Suburb

Croydon

Period - From

April 2017

to

August /2017

Source

RP Data

### 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
1/32-34 Dorset Road, Croydon VIC 3136	\$646,888	24/03/2017
5/18-20 Hull Road, Croydon VIC 3136	\$650,000	29/04/2017
3/116 Hull Road, Croydon VIC 3136	\$702,000	18/04/2017