

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

5/32 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Croydon

Period - From

01/10/2018

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	5/29 Karingal St, Croydon North, Vic 3136, Australia	\$540,000	19/10/2019
2	2/15-17 Newman Rd CROYDON 3136	\$585,000	20/11/2019
3	3/258-260 Dorset Rd CROYDON 3136	\$566,827	03/12/2019

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:

04/12/2019 10:18



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending September 2019: \$550,000

Comparable Properties

5/29 Karingal St, Croydon North, Vic 3136,
Australia (REI)

Agent Comments



Price: \$540,000
Method:
Date: 19/10/2019
Property Type: Townhouse (Single)



2/15-17 Newman Rd CROYDON 3136 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 20/11/2019
Rooms: 3
Property Type: Unit



3/258-260 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$566,827
Method: Private Sale
Date: 03/12/2019
Property Type: Unit