

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**434 DORSET RD,  
CROYDON 3136**

### Indicative selling price

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

**Range from \$ 650,000 - \$ 700,000**

### Median sale price

Median **House** for **CROYDON** for period **Dec 2016 - May 2017**  
Sourced from **corelogic**.

**\$ 692,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1 Frederick St,**  
Croydon 3136

Price \$ 665,000 Sold 03 February 2017

**3 Nyanda Court,**  
Croydon 3136

Price \$ 732,000 Sold 07 February 2017

**11 Rowan St,**  
Croydon 3136

Price \$ 681,000 Sold 17 December 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from corelogic.

House

  
**3 beds**

  
**1 baths**

  
**2 parking**

### Contact agents

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