

# 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

2/34 Plumer Street, 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 \$459,950

### 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	10/294-298 Dorset Rd CROYDON 3136	\$470,000	01/11/2019
2	35/83a Lincoln Rd CROYDON 3136	\$450,000	08/08/2019
3	2/294-298 Dorset Rd CROYDON 3136	\$450,000	19/08/2019

**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:

13/01/2020 14:14

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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$459,950  
**Median Unit Price**  
Year ending September 2019: \$550,000

## Comparable Properties



10/294-298 Dorset Rd CROYDON 3136  
(REI/VG)

**Agent Comments**

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**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 01/11/2019  
**Property Type:** Unit  
**Land Size:** 160 sqm approx



35/83a Lincoln Rd CROYDON 3136 (VG)

**Agent Comments**

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**Price:** \$450,000  
**Method:** Sale  
**Date:** 08/08/2019  
**Property Type:** Strata Unit/Flat



2/294-298 Dorset Rd CROYDON 3136 (REI)

**Agent Comments**

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 19/08/2019  
**Property Type:** Unit  
**Land Size:** 163 sqm approx