

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

17/355 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$470,000 & \$517,000

Median sale price

Median price \$577,500 Property Type Unit Suburb Croydon

Period - From 28/01/2020 to 27/01/2021 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	11/35-43 Kent Av CROYDON 3136	\$520,000	05/01/2021
2	26/35-43 Kent Av CROYDON 3136	\$485,000	27/11/2020
3	6/67-69 Hewish Rd CROYDON 3136	\$470,000	17/11/2020

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:

28/01/2021 15:15

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 2  1  1

Property Type: Townhouse
(Single)

Land Size: 162 sqm approx

Agent Comments

20 Year old unit. New Carpet and Paint

Indicative Selling Price

\$470,000 - \$517,000

Median Unit Price

28/01/2020 - 27/01/2021: \$577,500

Comparable Properties



11/35-43 Kent Av CROYDON 3136 (REI)

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 05/01/2021

Property Type: Unit

Land Size: 196 sqm approx

Agent Comments

Slightly smaller unit located closer to Main street shops and station. Shower over bath and no seperate toilet



26/35-43 Kent Av CROYDON 3136 (REI)

 2  1  1

Price: \$485,000

Method: Private Sale

Date: 27/11/2020

Property Type: Unit

Agent Comments

Similar condition, slightly smaller unit. Located closer to Main street shops and station. Shower over bath and toilet located in bathroom



6/67-69 Hewish Rd CROYDON 3136 (REI)

 2  1  1

Price: \$470,000

Method: Private Sale

Date: 17/11/2020

Property Type: Unit

Agent Comments

Original Condition 1970's unit with Adjoining wall, and single carport.