### 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$470,000		&		\$517,000			
Median sale p	rice							
Median price	\$577,500	Pro	operty Type	Unit			Suburb	Croydon
Period - From	28/01/2020	to	27/01/2021		So	urce	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.

Add	dress 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



17/355 Dorset Road, Croydon Vic 3136

# BarryPlant

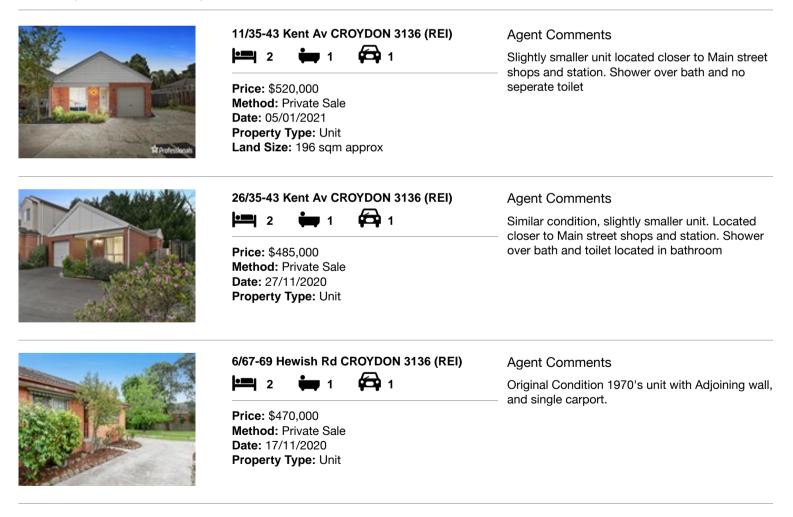




Property Type: Townhouse (Single) Land Size: 162 sqm approx Agent Comments 20 Year old unit. New Carpet and Paint Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$470,000 - \$517,000 Median Unit Price 28/01/2020 - 27/01/2021: \$577,500

## **Comparable Properties**



Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.