

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

2/317 Dorset Road Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Croydon

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

5/7-9 Jesmond Road Croydon VIC 3136	\$649,950	08-Jun-19
1/56 Hull Road Croydon VIC 3136	\$660,000	10-Sep-19
3/194 Dorset Road Croydon VIC 3136	\$685,000	05-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 02 December 2019



5/7-9 Jesmond Road Croydon VIC 3136

Sold Price

\$649,950

Sold Date

08-Jun-19

3 2 2

Distance

0.78km



1/56 Hull Road Croydon VIC 3136

Sold Price

\$660,000

Sold Date

10-Sep-19

3 2 2

Distance

0.77km



3/194 Dorset Road Croydon VIC 3136

Sold Price

^{RS} **\$685,000**

Sold Date

05-Nov-19

3 2 2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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