

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

4/180 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$540,000

&

\$580,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb Croydon

Period - From 01/04/2023

to

30/06/2023

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	3/10 Dennis St CROYDON 3136	\$582,000	15/04/2023
2	5/81 Hewish Rd CROYDON 3136	\$582,000	21/04/2023
3	115 Lincoln Rd CROYDON 3136	\$580,000	04/09/2023

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:

21/09/2023 11:56



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
June quarter 2023: \$650,000

Comparable Properties



3/10 Dennis St CROYDON 3136 (VG)

Agent Comments

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Price: \$582,000
Method: Sale
Date: 15/04/2023
Property Type: Flat/Unit/Apartment (Res)



5/81 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$582,000
Method: Private Sale
Date: 21/04/2023
Property Type: Unit
Land Size: 243 sqm approx



115 Lincoln Rd CROYDON 3136 (REI)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 04/09/2023
Property Type: Townhouse (Single)
Land Size: 223 sqm approx

Account - Barry Plant | P: 03 9735 3300