

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

38 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Croydon

Period - From

01/07/2020

to

30/09/2020

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.

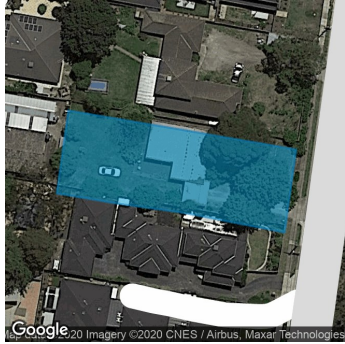
	Address of comparable property	Price	Date of sale
1	6 Kambora Ct MOOROOLBARK 3138	\$780,000	29/07/2020
2	69 Allendale Rd CROYDON 3136	\$755,000	04/08/2020
3	20 Wilson Conc CROYDON NORTH 3136	\$750,000	11/10/2020

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:

09/11/2020 16:18



Property Type: House (Previously Occupied - Detached)

Land Size: 1030 sqm approx

Agent Comments

Comparable Properties



6 Kambora Ct MOOROOLBARK 3138 (REI/VG) Agent Comments



Price: \$780,000

Method: Private Sale

Date: 29/07/2020

Property Type: House

Land Size: 1301 sqm approx



69 Allendale Rd CROYDON 3136 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 04/08/2020

Property Type: House

Land Size: 926 sqm approx



20 Wilson Conc CROYDON NORTH 3136 (REI) Agent Comments



Price: \$750,000

Method: Private Sale

Date: 11/10/2020

Property Type: House

Land Size: 1011 sqm approx