

# 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

2/42 Dorset Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$565,000 & \$595,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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 | 5/32 Dorset Rd CROYDON 3136         | \$601,000 | 15/02/2020   |
| 2 | 2/118 Mount View Pde CROYDON 3136   | \$600,000 | 28/04/2020   |
| 3 | 2/15 Holloway Rd CROYDON NORTH 3136 | \$560,000 | 05/03/2020   |

**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:

26/05/2020 11:43



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 199 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$565,000 - \$595,000  
**Median Unit Price**  
March quarter 2020: \$600,000

## Comparable Properties



5/32 Dorset Rd CROYDON 3136 (REI)

Agent Comments



**Price:** \$601,000  
**Method:** Private Sale  
**Date:** 15/02/2020  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 188 sqm approx



2/118 Mount View Pde CROYDON 3136 (REI)

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 28/04/2020  
**Rooms:** 3  
**Property Type:** Townhouse (Single)  
**Land Size:** 183 sqm approx



2/15 Holloway Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 05/03/2020  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 365 sqm approx