

## 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

245 DORSET ROAD CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/37 JARVIS AVENUE CROYDON VIC 3136	\$750,000	27-Sep-23
1/317 DORSET ROAD CROYDON VIC 3136	\$750,000	02-Sep-23
3/19 BRAEMAR STREET CROYDON VIC 3136	\$749,500	20-Sep-23

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: 19 October 2023

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## 1/37 JARVIS AVENUE CROYDON VIC 3136

Sold Price

<sup>RS</sup>

**\$750,000**

Sold Date

**27-Sep-23**



3



2



2

Distance

**0.86km**



## 1/317 DORSET ROAD CROYDON VIC 3136

Sold Price

Sold Date

**02-Sep-23**



3



2



2

Distance

**0.79km**



## 3/19 BRAEMAR STREET CROYDON VIC 3136

Sold Price

<sup>RS</sup>

**\$749,500**

Sold Date

**20-Sep-23**



3



2



2

Distance

**0.58km**



## 3/3 JACKSON STREET CROYDON VIC 3136

Sold Price

<sup>RS</sup>

**\$740,000**

Sold Date

**13-Sep-23**



3



2



2

Distance

**0.24km**



## 4/333A MT DANDENONG ROAD CROYDON VIC 3136

Sold Price

**\$731,000**

Sold Date

**21-Apr-23**



3



2



2

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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