

## 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 2/144 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 \$600,000 & \$660,000

#### Median sale price

Median price \$510,000 Unit X Suburb Croydon

Period - From 01/04/2017 to 30/06/2017 Source REIV

#### Comparable property sales

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
6/195 Dorset Rd CROYDON 3136	\$647,000	21/04/2017
1/32 Dorset Rd CROYDON 3136	\$646,888	24/03/2017
1/112 Maroondah Hwy CROYDON 3136	\$635,000	13/06/2017