

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

1/417 Dorset Road, Croydon 3136

Indicative selling price

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

Single Price \$580,000 & \$630,000

Median sale price

Median price \$656,150 Property type Unit Suburb Croydon

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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) 1/373 Dorset Rd, Croydon 3136	\$603,000	06/01/2024
2) 4/27 Leigh Rd, Croydon 3136	\$597,000	01/12/2023
3) 10/294-298 Dorset Rd, Croydon 3136	\$580,000	26/02/2024

This Statement of Information was prepared on: 08/03/2024