

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 Dorothy Street, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$890,000

Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to 30/06/2021

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	171 Bayswater Rd CROYDON SOUTH 3136	\$870,000	06/05/2021
2	66 Hull Rd CROYDON 3136	\$851,000	06/05/2021
3	24 Yvonne Av CROYDON SOUTH 3136	\$880,000	22/03/2021

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:

30/07/2021 07:32

1 Dorothy Street, Croydon Vic 3136

Christopher Clerke

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Indicative Selling Price

\$850,000 - \$890,000

Median House Price

June quarter 2021: \$902,500



 4  2  1

Property Type: House (Previously Occupied - Detached)

Land Size: 857 sqm approx

Agent Comments

Comparable Properties



171 Bayswater Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  1  3

Price: \$870,000

Method: Auction Sale

Date: 06/05/2021

Property Type: House (Res)

Land Size: 854 sqm approx



66 Hull Rd CROYDON 3136 (REI)

Agent Comments

 5  2  2

Price: \$851,000

Method: Auction Sale

Date: 06/05/2021

Property Type: House (Res)

Land Size: 875 sqm approx



24 Yvonne Av CROYDON SOUTH 3136 (REI/VG)

Agent Comments

 3  1  3

Price: \$880,000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: House (Res)

Land Size: 864 sqm approx