

## 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 26/310 Dorset Road, Croydon Vic 3136**Indicative selling price**

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

Range between \$490,000

&amp;

\$539,000

**Median sale price**

Median price \$573,000

House

Unit

X

Suburb Croydon

Period - From 01/10/2017

to

31/12/2017

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	2/73 Lincoln Rd CROYDON 3136	\$535,000	10/10/2017
2	4/110 Croydon Rd CROYDON 3136	\$532,000	15/12/2017
3	1/71 Kent Av CROYDON 3136	\$523,500	09/12/2017

**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.~~