



STATEMENT OF INFORMATION

5/258-260 DORSET ROAD, CROYDON

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

5/258-260 Dorset Road Croydon VIC 3136

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/5 Stirling Road Croydon VIC 3136	\$493,000	12-Dec-19
10/294-298 Dorset Road Croydon VIC 3136	\$470,000	18-Oct-19
2/294-298 Dorset Road Croydon VIC 3136	\$450,000	19-Aug-19

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: 21 January 2020



2/5 Stirling Road Croydon VIC 3136 Sold Price ^{RS} \$493,000 ^{UN} Sold Date 12-Dec-19

2 1 1

Distance 1.24km



10/294-298 Dorset Road Croydon VIC 3136 Sold Price \$470,000 Sold Date 18-Oct-19

2 1 1

Distance 0.41km



2/294-298 Dorset Road Croydon VIC 3136 Sold Price ^{RS} \$450,000 ^{UN} Sold Date 19-Aug-19

2 1 1

Distance 0.4km

RS = Recent sale UN = Undisclosed Sale

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