

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

39 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000

&

\$760,000

Median sale price

Median price \$910,750

Property Type House

Suburb Croydon

Period - From 08/03/2021

to

07/03/2022

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	74 Bonnie View Rd CROYDON NORTH 3136	\$777,000	15/11/2021
2	12 Wandana St MOOROOLBARK 3138	\$754,500	23/09/2021
3	5 Mather Cl CROYDON 3136	\$750,000	18/02/2022

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:

08/03/2022 09:52



Property Type: House (Res)

Land Size: 402 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$760,000

Median House Price

08/03/2021 - 07/03/2022: \$910,750

Comparable Properties



74 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments



Price: \$777,000

Method: Private Sale

Date: 15/11/2021

Property Type: House



12 Wandana St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$754,500

Method: Private Sale

Date: 23/09/2021

Property Type: House

Land Size: 440 sqm approx



5 Mather CI CROYDON 3136 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 388 sqm approx