

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

12/375 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2023

to

31 Aug 2024

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

2/390 DORSET ROAD CROYDON VIC 3136	\$645,000	13-Jun-24
2/35 LEIGH ROAD CROYDON VIC 3136	\$622,000	04-Apr-24
18/18-20 LOUISA STREET CROYDON VIC 3136	\$657,000	20-Aug-24

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: 05 September 2024



**2/390 DORSET ROAD CROYDON
VIC 3136**

2 1 1

Sold Price

\$645,000

Sold Date

13-Jun-24

Distance

0.19km



**2/35 LEIGH ROAD CROYDON VIC
3136**

2 1 1

Sold Price

\$622,000

Sold Date

04-Apr-24

Distance

0.22km



**18/18-20 LOUISA STREET
CROYDON VIC 3136**

2 1 1

Sold Price

^{RS} **\$657,000** ^{UN}

Sold Date

20-Aug-24

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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