

# 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

3/258 Dorset Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$530,000

### Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2019

to

30/09/2019

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	2/8 Donald St CROYDON 3136	\$540,000	25/07/2019
2	4/15 Leigh Rd CROYDON 3136	\$535,000	06/08/2019
3	25/310 Dorset Rd CROYDON 3136	\$511,000	23/10/2019

**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:

20/11/2019 13:58

3/258 Dorset Road, Croydon Vic 3136



Brent Earney

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**Indicative Selling Price**

\$530,000

**Median Unit Price**

September quarter 2019: \$542,500



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/8 Donald St CROYDON 3136 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 25/07/2019

**Rooms:** 3

**Property Type:** Unit



**4/15 Leigh Rd CROYDON 3136 (REI)**

Agent Comments

2 1 1

**Price:** \$535,000

**Method:** Sale by Tender

**Date:** 06/08/2019

**Property Type:** Unit



**25/310 Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$511,000

**Method:** Private Sale

**Date:** 23/10/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 322 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.