Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| 2/417 Dorset Road, Croydon Vic 3136 |
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| |

Indicative selling price

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

| Range between \$575,000 | & | \$595,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$671,100 | Pro | perty Type Un | it | | Suburb | Croydon |
|---------------|------------|-----|---------------|----|------|--------|---------|
| Period - From | 01/01/2025 | to | 31/03/2025 | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 3/29 Haig St CROYDON 3136 | \$610,000 | 08/01/2025 |
| 2 | 3/3 Haig St CROYDON 3136 | \$610,000 | 24/10/2024 |
| 3 | 2/43 Vernon St CROYDON 3136 | \$600,000 | 20/08/2024 |

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: | 30/04/2025 10:06 |
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Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$575,000 - \$595,000 **Median Unit Price** March guarter 2025: \$671,100

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.

Comparable Properties



3/29 Haig St CROYDON 3136 (REI/VG)

Price: \$610,000 Method: Private Sale Date: 08/01/2025 Property Type: Unit

Agent Comments



3/3 Haig St CROYDON 3136 (REI/VG)

2

Agent Comments

Price: \$610,000 Method: Private Sale Date: 24/10/2024

Property Type: Townhouse (Single) Land Size: 149 sqm approx

2/43 Vernon St CROYDON 3136 (REI/VG)

Agent Comments

Price: \$600,000 Method: Private Sale Date: 20/08/2024

Property Type: Townhouse (Res) Land Size: 149 sqm approx

Account - Barry Plant | P: 03 9842 8888





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