

## Statement of Information

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## 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

1/30 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)

Range between

\$675,000

&

\$740,000

### Median sale price

Median price

\$577,500

House

Unit

X

Suburb

Croydon

Period - From

01/04/2018

to

30/06/2018

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	2/392 Dorset Rd CROYDON 3136	\$720,000	16/04/2018
2	4/194 Dorset Rd CROYDON 3136	\$710,000	19/09/2018
3	6a Paterson St CROYDON NORTH 3136	\$672,000	26/04/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

This brand new double storey 4 bedroom plus study 2 bathroom townhouse offers you space and luxury near transport, shops and schools. At the front of 4, with internal access remote double garage, quality finishes and appointments.

## Comparable Properties



**2/392 Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 16/04/2018

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 271 sqm approx



**4/194 Dorset Rd CROYDON 3136 (REI)**

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 19/09/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 229 sqm approx



**6a Paterson St CROYDON NORTH 3136 (REI/VG)**

Agent Comments



**Price:** \$672,000

**Method:** Private Sale

**Date:** 26/04/2018

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 256 sqm approx