

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

2/294-298 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$577,500

House

Unit

X

Suburb Croydon

Period - From 01/04/2018

to

30/06/2018

Source REIV

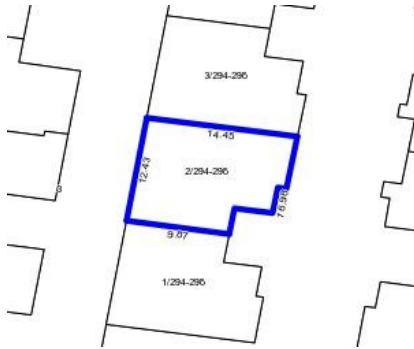
Comparable property sales (*Delete A or B below as applicable)

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	6/300-304 Dorset Rd CROYDON 3136	\$530,000	09/08/2018
2	2/9 Fortuna Av CROYDON 3136	\$520,000	16/03/2018
3	2/81 Hewish Rd CROYDON 3136	\$495,000	31/07/2018

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: Strata Unit/Flat

Agent Comments

Comparable Properties



6/300-304 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 09/08/2018

Rooms: 3

Property Type: Unit



2/9 Fortuna Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 16/03/2018

Rooms: 3

Property Type: Unit



2/81 Hewish Rd CROYDON 3136 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 31/07/2018

Rooms: 3

Property Type: Unit

Land Size: 165 sqm approx