

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

\$450,000

&

\$470,000

Median sale price

Median price

\$552,750

House

Unit

X

Suburb

Croydon

Period - From

01/07/2018

to

30/09/2018

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	2/81 Hewish Rd CROYDON 3136	\$495,000	31/07/2018
2	4/164-166 Mt Dandenong Rd CROYDON 3136	\$480,000	14/09/2018
3	29/310 Dorset Rd CROYDON 3136	\$480,000	30/08/2018

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.

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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$450,000 - \$470,000
Median Unit Price
September quarter 2018: \$552,750

Comparable Properties



2/81 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 31/07/2018
Rooms: 3
Property Type: Unit
Land Size: 165 sqm approx



4/164-166 Mt Dandenong Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 14/09/2018
Rooms: 4
Property Type: Unit



29/310 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 30/08/2018
Rooms: 3
Property Type: Unit
Land Size: 228 sqm approx