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	4/130 Dorset Road Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$730,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$777,500	Property type	Land	Suburb	Croydon
Period-from	01 Aug 2020	to	31 Jul 2021	Source	Corelogic

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 6 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
2/51 Newman Road Croydon VIC 3136	$800,000	03-Apr-21
3A Caromar Street Croydon VIC 3136	$915,000	04-May-21

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 6 months.

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2/51 Newman Road Croydon VIC 3136

4 2 2

Sold Price **$800,000** Sold Date **03-Apr-21**

Distance **1.11km**



3A Caromar Street Croydon VIC 3136

4 2 2

Sold Price RS **$915,000** Sold Date **04-May-21**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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