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	2/130 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	$575,650	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Croydon
Period-from	01 Sep 2020	to	31 Aug 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
1/86 Dorset Road Croydon VIC 3136	$680,000	30-Mar-21
4/9 Norman Road Croydon VIC 3136	$670,000	12-May-21
9/6-8 Surrey Road West Croydon VIC 3136	$700,000	26-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.~~

This Statement of Information was prepared on: 14 September 2021

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1/86 Dorset Road Croydon VIC 3136 Sold Price **$680,000** Sold Date **30-Mar-21**

2 1 2 Distance **0.47km**



4/9 Norman Road Croydon VIC 3136 Sold Price **$670,000** Sold Date **12-May-21**

2 1 1 Distance **1.03km**



9/6-8 Surrey Road West Croydon VIC 3136 Sold Price **$700,000** Sold Date **26-May-21**

2 2 1 Distance **1.19km**

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

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