Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2/42 Dorset Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/01/2020	to	31/03/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/32 Dorset Rd CROYDON 3136	\$601,000	15/02/2020
2	2/118 Mount View Pde CROYDON 3136	\$600,000	28/04/2020
3	2/15 Holloway Rd CROYDON NORTH 3136	\$560,000	05/03/2020

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.

This Statement of Information was prepared on:	26/05/2020 11:43



Date of sale











Property Type:

Flat/Unit/Apartment (Res) Land Size: 199 sqm approx

Agent Comments

Indicative Selling Price \$565,000 - \$595,000 **Median Unit Price** March quarter 2020: \$600,000

Comparable Properties



5/32 Dorset Rd CROYDON 3136 (REI)



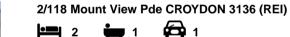


Price: \$601,000 Method: Private Sale Date: 15/02/2020 Rooms: 3

Property Type: Unit

Land Size: 188 sqm approx

Agent Comments







Price: \$600,000 Method: Private Sale Date: 28/04/2020

Rooms: 3

Property Type: Townhouse (Single) Land Size: 183 sqm approx

Agent Comments



2/15 Holloway Rd CROYDON NORTH 3136

(REI/VG)







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Method: Private Sale Date: 05/03/2020 Rooms: 3

Price: \$560,000

Property Type: Unit

Land Size: 365 sqm approx

Agent Comments

Account - Philip Webb



