

Statement of Information

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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 1/30 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$573,000 House Unit X Suburb Croydon

Period - From 01/10/2017 to 31/12/2017 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	7/195-197 Dorset Rd CROYDON 3136	\$793,000	26/08/2017
2	3/63 Humber Rd CROYDON NORTH 3136	\$775,000	10/11/2017
3	47a Brushy Park Rd WONGA PARK 3115	\$750,000	31/10/2017

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: Townhouse

Land Size: 266 sqm approx

Agent Comments

This new double storey 4 bedroom plus study 2 bathroom townhouse offers you space and luxury near transport, shops and schools. Buy off the plan and save. Choose from 2 colour schemes, upgrades available. At the front of 4, with internal access remote double garage, quality finishes and appointments.

Comparable Properties



7/195-197 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$793,000

Method: Sold Before Auction

Date: 26/08/2017

Rooms: -

Property Type: Townhouse (Res)



3/63 Humber Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 10/11/2017

Rooms: 5

Property Type: Unit



47a Brushy Park Rd WONGA PARK 3115 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 31/10/2017

Rooms: 5

Property Type: House (Res)