

## 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

1/373 DORSET ROAD CROYDON VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Croydon

Period-from

01 Dec 2022

to

30 Nov 2023

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

12/355 DORSET ROAD CROYDON VIC 3136	\$570,000	04-Oct-23
9/16-18 LUSHER ROAD CROYDON VIC 3136	\$595,000	16-Nov-23
4/294-298 DORSET ROAD CROYDON VIC 3136	\$566,000	25-Jul-23

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: 22 December 2023



**12/355 DORSET ROAD CROYDON  
VIC 3136**

 2  1  1

Sold Price

**\$570,000**

Sold Date **04-Oct-23**

Distance **0.16km**



**9/16-18 LUSHER ROAD CROYDON  
VIC 3136**

 2  1  1

Sold Price

<sup>RS</sup> **\$595,000**

Sold Date **16-Nov-23**

Distance **1.11km**



**4/294-298 DORSET ROAD  
CROYDON VIC 3136**

 2  1  1

Sold Price

**\$566,000**

Sold Date **25-Jul-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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