

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

1/68 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$787,500 Property Type Townhouse Suburb Croydon

Period - From 13/03/2023 to 12/03/2024 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	14 Spriggs Dr CROYDON 3136	\$795,000	17/02/2024
2	2/315 Maroondah Hwy CROYDON NORTH 3136	\$752,500	18/10/2023
3	3/162 Dorset Rd CROYDON 3136	\$740,000	20/10/2023

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: 13/03/2024 17:09



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Property Type: Townhouse
Land Size: 304 sqm approx

Agent Comments

Body Corp approx. \$1578 per year Built around 2016

Indicative Selling Price

\$750,000 - \$790,000

Median Townhouse Price

13/03/2023 - 12/03/2024: \$787,500

Comparable Properties



14 Spriggs Dr CROYDON 3136 (REI)

Agent Comments

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Price: \$795,000

Method: Sold Before Auction

Date: 17/02/2024

Property Type: House (Res)



2/315 Maroondah Hwy CROYDON NORTH 3136 **Agent Comments**
(REI/VG)

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Price: \$752,500

Method: Private Sale

Date: 18/10/2023

Property Type: Townhouse (Res)



3/162 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

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Price: \$740,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)

Land Size: 272 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707