

## 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

2/390 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Croydon

Period-from

01 Jun 2023

to

31 May 2024

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

1/373 DORSET ROAD CROYDON VIC 3136	\$603,000	03-Jan-24
2/35 LEIGH ROAD CROYDON VIC 3136	\$622,000	04-Apr-24
1/417 DORSET ROAD CROYDON VIC 3136	\$607,000	28-Mar-24

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: 06 June 2024



**1/373 DORSET ROAD CROYDON  
VIC 3136**

2 1 1

Sold Price **\$603,000** Sold Date **03-Jan-24**

Distance **0.13km**



**2/35 LEIGH ROAD CROYDON VIC  
3136**

2 1 1

Sold Price **\$622,000** Sold Date **04-Apr-24**

Distance **0.2km**



**1/417 DORSET ROAD CROYDON  
VIC 3136**

2 1 1

Sold Price **\$607,000** Sold Date **28-Mar-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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