

# 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 Somerset Crescent, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$990,000

### Median sale price

Median price \$887,500 Property Type House Suburb Croydon

Period - From 01/10/2022 to 30/09/2023 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	8 William Rd CROYDON 3136	\$970,000	30/09/2023
2	3 Broughton Av CROYDON 3136	\$950,000	23/10/2023
3	128 Dorset Rd CROYDON 3136	\$950,000	19/10/2023

**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:

08/11/2023 11:40

2 Somerset Crescent, Croydon Vic 3136



4 3 4

**Property Type:** House  
**Land Size:** 963 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$990,000  
**Median House Price**  
Year ending September 2023: \$887,500

## Comparable Properties



**8 William Rd CROYDON 3136 (REI)**

**Agent Comments**

3 1 4

**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 30/09/2023  
**Property Type:** House (Res)  
**Land Size:** 796 sqm approx



**3 Broughton Av CROYDON 3136 (REI)**

**Agent Comments**

3 1 4

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 23/10/2023  
**Property Type:** House (Res)  
**Land Size:** 867 sqm approx



**128 Dorset Rd CROYDON 3136 (REI)**

**Agent Comments**

4 2 2

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House  
**Land Size:** 873 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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