

## 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

3/373 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

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Oct 2022

to

30 Sep 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

4/294-298 DORSET ROAD CROYDON VIC 3136	\$566,000	25-Jul-23
8/26 LUSHER ROAD CROYDON VIC 3136	\$580,000	31-Aug-23
3/22-24 JACKSON STREET CROYDON VIC 3136	\$600,000	25-Aug-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: 31 October 2023



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

2 1 1

Sold Price **\$566,000** Sold Date **25-Jul-23**

Distance **0.88km**



**8/26 LUSHER ROAD CROYDON VIC  
3136**

2 1 1

Sold Price **\$580,000** Sold Date **31-Aug-23**

Distance **1.11km**



**3/22-24 JACKSON STREET  
CROYDON VIC 3136**

2 1 1

Sold Price **\$600,000** Sold Date **25-Aug-23**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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