

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

5/100 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Croydon

Period - From 28/12/2022 to 27/12/2023 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.

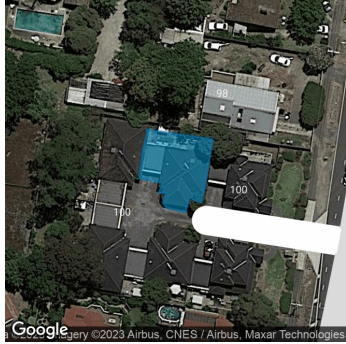
	Address of comparable property	Price	Date of sale
1	2/17 Abraham Dr CROYDON 3136	\$635,000	07/09/2023
2	1/110-112 Croydon Rd CROYDON 3136	\$602,000	26/09/2023
3	4/180 Dorset Rd CROYDON 3136	\$580,000	29/09/2023

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:

28/12/2023 16:47



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

28/12/2022 - 27/12/2023: \$640,000

Comparable Properties



2/17 Abraham Dr CROYDON 3136 (REI/VG)

Agent Comments

2 1 2

Price: \$635,000

Method: Private Sale

Date: 07/09/2023

Property Type: Unit

Land Size: 398 sqm approx



1/110-112 Croydon Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$602,000

Method: Private Sale

Date: 26/09/2023

Property Type: Unit



4/180 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 29/09/2023

Property Type: Unit

Account - Ray White Croydon | P: 03 9725 7444