

# 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 5/317 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)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$767,500 Property Type Townhouse Suburb Croydon

Period - From 25/10/2022 to 24/10/2023 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	1/317 Dorset Rd CROYDON 3136	\$750,000	02/09/2023
2	3/162 Dorset Rd CROYDON 3136	\$740,000	20/10/2023
3	4/54 Glen Dhu Rd KILSYTH 3137	\$700,000	28/09/2023

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: 25/10/2023 10:49



**Rooms:** 4  
**Property Type:** Townhouse (Single)  
**Land Size:** 184 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Townhouse Price**  
25/10/2022 - 24/10/2023: \$767,500

## Comparable Properties



1/317 Dorset Rd CROYDON 3136 (REI)

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 02/09/2023  
**Property Type:** Townhouse (Single)



3/162 Dorset Rd CROYDON 3136 (REI)

**Agent Comments**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 272 sqm approx



4/54 Glen Dhu Rd KILSYTH 3137 (REI)

**Agent Comments**



**Price:** \$700,000  
**Method:** Sold Before Auction  
**Date:** 28/09/2023  
**Property Type:** Townhouse (Single)