

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

6/100 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$810,000 Property Type Townhouse Suburb Croydon

Period - From 30/12/2022 to 29/12/2023 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	2/134 Hull Rd CROYDON 3136	\$720,000	28/11/2023
2	245 Dorset Rd CROYDON 3136	\$787,000	25/10/2023
3	3/162 Dorset Rd CROYDON 3136	\$740,000	20/10/2023

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:

30/12/2023 13:43



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

30/12/2022 - 29/12/2023: \$810,000

Comparable Properties



2/134 Hull Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 28/11/2023

Property Type: Townhouse (Single)

Land Size: 189 sqm approx



245 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 1

Price: \$787,000

Method: Private Sale

Date: 25/10/2023

Property Type: House (Res)

Land Size: 428 sqm approx



3/162 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Private Sale

Date: 20/10/2023

Property Type: Townhouse (Single)

Land Size: 272 sqm approx

Account - Ray White Croydon | P: 03 9725 7444