

#### 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	2/58 Dorset Road, Croydon Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$679,950

#### Median sale price

Median price	\$573,000	Hou	ISE	Unit	х	Suburb	Croydon
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

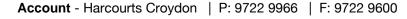
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property Price Date of sale

1	6/32 Dorset Rd CROYDON 3136	\$677,000	13/12/2017
2	2/144-146 Dorset Rd CROYDON 3136	\$674,000	23/08/2017
3	3/32 Karingal St CROYDON NORTH 3136	\$670,000	17/01/2018

#### 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.







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Property Type: Townhouse (Res) Land Size: 201 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$679,950 **Median Unit Price** December quarter 2017: \$573,000

## Comparable Properties



6/32 Dorset Rd CROYDON 3136 (REI)



Price: \$677,000 Method: Private Sale Date: 13/12/2017

Rooms: 8

Property Type: Townhouse (Single)

**Agent Comments** 



2/144-146 Dorset Rd CROYDON 3136 (REI)





Price: \$674,000 Method: Private Sale Date: 23/08/2017

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



3/32 Karingal St CROYDON NORTH 3136 (REI) Agent Comments





Price: \$670,000 Method: Private Sale Date: 17/01/2018

Rooms: -

Property Type: Townhouse (Res)

Account - Harcourts Croydon | P: 9722 9966 | F: 9722 9600





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