

## 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 2/58 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)

Single price \$679,950

#### Median sale price

Median price \$573,000 House Unit X 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.



3   2   2

**Rooms:**  
**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)

**Agent Comments**

3   2   2

**Price:** \$677,000  
**Method:** Private Sale  
**Date:** 13/12/2017  
**Rooms:** 8  
**Property Type:** Townhouse (Single)



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

**Agent Comments**

3   2   2

**Price:** \$674,000  
**Method:** Private Sale  
**Date:** 23/08/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



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

3   2   2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 17/01/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)