

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 7/130 Dorset Road, Croydon, VIC 3136

Indicative selling price

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

Single Price \$605,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Croydon (3136)

Period - From 08/04/2021 to 08/04/2021 Source Pricefinder

Comparable property sales

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
7/57 BAYSWATER ROAD, CROYDON VIC 3136	\$652,000	20/03/2021
2/14 BAYSWATER ROAD, CROYDON VIC 3136	\$630,000	16/03/2021
5/20 NORMAN ROAD, CROYDON VIC 3136	\$620,500	01/04/2021

This Statement of Information was prepared on: 08/04/2021