

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

12/375 Dorset Road, Croydon Vic 3136

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$660,525 Property Type Unit Suburb Croydon

Period - From 01/01/2021 to 31/12/2021 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	35/310 Dorset Rd CROYDON 3136	\$625,000	23/11/2021
2	6/1 Rawlinson ST CROYDON 3136	\$614,000	13/02/2022
3	5/40-44 Lusher Rd CROYDON 3136	\$610,000	14/01/2022

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:

03/03/2022 13:31

12/375 Dorset Road, Croydon Vic 3136

Harry Lai
03 8841 2000
0402 638 076
harry.lai@raywhite.com



 2  1  1

Property Type: unit
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending December 2021: \$660,525

Comparable Properties



35/310 Dorset Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$625,000
Method: Private Sale
Date: 23/11/2021
Property Type: Unit



6/1 Rawlinson ST CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$614,000
Method: Private Sale
Date: 13/02/2022
Property Type: Unit
Land Size: 264 sqm approx



5/40-44 Lusher Rd CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 14/01/2022
Property Type: Unit

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099



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