Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offe	ered for sale								
Address Including suburb and postcode 3/68 Sherlock Road, Croydon Vic 3136							,		
Indicative se	lling price								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)									
Single price \$*			or range between \$395,000				&	\$434,500	
Median sale price									
Median price	dian price \$587,500			operty type Unit Sub			ourb Croydon		
Period - From 1/4/2019 to 31/3/		31/3/2	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						Pr	ice	Date of sale	
12/67-69 Hewish Road, CROYDON 3136						\$4	45,000	16/1/2020	
5/65 Hewish Road, CROYDON 3136						\$4	07,500	13/1/2020	
3/88 Sherlock Road, MOOROOLBARK 3138						\$3	70,000	7/5/2020	
OR	*							,	
B* The esta	ate agent or agent's re ld within two kilometre	presenta s of the	ative reas property f	onably be	lieves that fe the last six n	wer than	three compara	able properties	

This Statement of Information was prepared on: 17/06/2020 15:45









Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$395,000 - \$434,500 Median Unit Price Year ending March 2020: \$587,500

Comparable Properties



12/67-69 Hewish Rd CROYDON 3136 (REI/VG)

Price: \$445,000 Method: Private Sale Date: 26/01/2020 Rooms: 3

Property Type: Unit

Land Size: 106 sqm approx

Agent Comments

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5/65 Hewish Rd CROYDON 3136 (REI/VG)

2



Price: \$407,500 Method: Private Sale Date: 13/01/2020

Rooms: 3

Property Type: Unit



3/88 Sherlock Rd MOOROOLBARK 3138

(REI/VG)

Price: \$370,000 Method: Private Sale Date: 07/05/2020 Property Type: Unit

Land Size: 110 sqm approx

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.