

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 3/68 Sherlock Road, Croydon Vic 3136

Indicative selling 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 \$587,500 Property type Unit Suburb Croydon

Period - From 1/4/2019 to 31/3/2020 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
12/67-69 Hewish Road, CROYDON 3136	\$445,000	16/1/2020
5/65 Hewish Road, CROYDON 3136	\$407,500	13/1/2020
3/88 Sherlock Road, MOOROOLBARK 3138	\$370,000	7/5/2020

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: 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)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 26/01/2020

Rooms: 3

Property Type: Unit

Land Size: 106 sqm approx



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

Agent Comments



Price: \$407,500

Method: Private Sale

Date: 13/01/2020

Rooms: 3

Property Type: Unit



3/88 Sherlock Rd MOOROOLBARK 3138
(REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 07/05/2020

Property Type: Unit

Land Size: 110 sqm approx