

Statement of Information

Single residential property located in the Melbourne metropolitan area

 Sections 47AF of the *Estate Agents Act 1980*


Property offered for sale

Address
Including suburb and
postcode

2/42 Sherlock Road, Croydon 3136

Indicative selling price

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

Single price

\$539,950

Median sale price

Median price

\$510,000

*Unit

X

Suburb

Croydon

Period - From

1/4/17

to

30/6/17

Source

REIV

Comparable property sales

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
4/15 Norman Road, Croydon	\$562,000	12-4-17
3/11 Ervin Road, Kilsyth	\$536,000	21-7-17
32 Felix Grove, Mooroolbark	\$526,000	21-7-17