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

2/84 Sherlock Road, Croydon Vic 3136

Indicative selling price

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

Single price | $599,999

Median sale price

| Median price | $645,000 | Property Type | Unit | Suburb | Croydon |

| Period - From | 22/05/2022 | to | 21/05/2023 | 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	3/5 Kipling Av MOOROOLBARK 3138	$621,000	16/05/2023
2	3/51 Diane Cr CROYDON 3136	$606,000	24/02/2023
3	1/7 Bonnie View Rd CROYDON NORTH 3136	$600,000	19/04/2023

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: | 22/05/2023 12:46

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🛏 2   🛁 1   🚗 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$599,999
Median Unit Price
22/05/2022 - 21/05/2023: $645,000

Comparable Properties

3/5 Kipling Av MOOROOLBARK 3138 (REI)

🛏 2   🛁 1   🚗 1

Price: $621,000
Method: Private Sale
Date: 16/05/2023
Property Type: Unit

Agent Comments

3/51 Diane Cr CROYDON 3136 (REI/VG)

🛏 2   🛁 1   🚗 2

Price: $606,000
Method: Private Sale
Date: 24/02/2023
Property Type: House
Land Size: 166 sqm approx

Agent Comments

1/7 Bonnie View Rd CROYDON NORTH 3136 (REI)

🛏 2   🛁 1   🚗 2

Price: $600,000
Method: Private Sale
Date: 19/04/2023
Property Type: Unit

Agent Comments