

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

6/76-78 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,425

Property type

Unit

Suburb

Croydon

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

4/180-182 DORSET ROAD CROYDON VIC 3136	\$580,000	29-Sep-23
3/23 WILLIAM ROAD CROYDON VIC 3136	\$573,000	04-Dec-23
1/110-112 CROYDON ROAD CROYDON VIC 3136	\$602,000	13-Oct-23

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 6 months.~~

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4/180-182 DORSET ROAD
CROYDON VIC 3136

2 1 1

Sold Price **\$580,000** Sold Date **29-Sep-23**

Distance **1.15km**



3/23 WILLIAM ROAD CROYDON
VIC 3136

2 1 1

Sold Price **\$573,000** Sold Date **04-Dec-23**

Distance **1.61km**



1/110-112 CROYDON ROAD
CROYDON VIC 3136

2 1 1

Sold Price **\$602,000** Sold Date **13-Oct-23**

Distance **1.73km**



5/1 RAWLINSON STREET
CROYDON VIC 3136

2 1 1

Sold Price ^{RS} **\$601,000** Sold Date **19-Jan-24**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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