

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

1/24 Sherlock Road, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$675,000

Property Type Unit

Suburb Croydon

Period - From 01/01/2021

to

31/03/2021

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	1a Dennis St CROYDON 3136	\$770,000	15/02/2021
2	3/288 Maroondah Hwy CROYDON 3136	\$737,000	01/04/2021
3	9/292 Maroondah Hwy CROYDON 3136	\$715,000	11/12/2020

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:

11/05/2021 15:38

1/24 Sherlock Road, Croydon Vic 3136



Ross-Hunt
real estate

Brenda Tuong

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Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

March quarter 2021: \$675,000



3 1 4

Rooms: 4

Property Type: Unit

Land Size: 401 sqm approx

Agent Comments

Comparable Properties



1a Dennis St CROYDON 3136 (REI/VG)

Agent Comments

4 1 2

Price: \$770,000

Method: Private Sale

Date: 15/02/2021

Property Type: House

Land Size: 352 sqm approx



3/288 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments

3 2 1

Price: \$737,000

Method: Sold Before Auction

Date: 01/04/2021

Property Type: Townhouse (Res)

Land Size: 220 sqm approx



9/292 Maroondah Hwy CROYDON 3136 (REI/VG)

Agent Comments

3 2 4

Price: \$715,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 309 sqm approx

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044