

Date: 07/01/19

Statement of Information

Single residential property located in Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode 1/82 Sherlock Road, Croydon 3136

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$553,000 House Unit X Suburb or locality Croydon
Period - From 01/06/2018 to 30/09/2018 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
25a Carronvale Road, Mooroolbark 3138	\$400,000	9/10/18
2/19 Emma Road, Croydon 3136	\$470,000	26/9/18
5 Anastasia Close, Mooroolbark	\$394,500	7/9/18