

## 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

1/40 SHERLOCK ROAD CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$699,900

Property type

Unit

Suburb

Croydon

Period-from

01 Nov 2023

to

31 Oct 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

8/15 CAMBRIDGE ROAD MOOROOLBARK VIC 3138	\$615,000	13-Sep-24
4 PERCY CLOSE MOOROOLBARK VIC 3138	\$605,000	08-Aug-24

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.

This Statement of Information was prepared on: 21 November 2024



**8/15 CAMBRIDGE ROAD  
MOOROOLBARK VIC 3138**

 3  1  1

Sold Price **\$615,000** Sold Date **13-Sep-24**

Distance **1.23km**



**4 PERCY CLOSE MOOROOLBARK  
VIC 3138**

 3  1  1

Sold Price **\$605,000** Sold Date **08-Aug-24**

Distance **1.61km**

RS = Recent sale      UN = Undisclosed Sale

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