



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**56A Sherlock Road,
CROYDON 3136**

Unit



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$585,000 - \$640,000

Median sale price

Median **Unit** for **CROYDON** for period **Mar 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$580,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1/107 Mount View Parade,
Croydon 3136

Price **\$599,950** Sold 01
March 2019

50 Lomond Avenue,
Kilsyth 3137

Price **\$640,000** Sold 15
February 2019

5/32 Karingal Street,
Croydon North 3136

Price **\$615,000** Sold 18 May
2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Croydon

71 Main Street,
Croydon VIC 3136

Contact agents



Dennis Lim
Ray White

0 488 488 360
dennis.lim@raywhite.com



David Egan
Ray White

0 408 588 936
david.egan@raywhite.com

