

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 3/88 Sherlock Road, Mooroolbark Vic 3138

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$663,400 Property Type Unit Suburb Mooroolbark

Period - From 01/01/2024 to 31/03/2024 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	3/15 Cambridge Rd MOOROOLBARK 3138	\$490,000	22/04/2024
2	11/10-12 Ray St CROYDON 3136	\$470,000	23/02/2024
3			

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.~~

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3/88 Sherlock Road, Mooroolbark Vic 3138

**Jellis
Craig**

Regina Atkinson

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Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

March quarter 2024: \$663,400



 2  1  1

Property Type: Unit

Land Size: 110 sqm approx

Agent Comments

Comparable Properties



3/15 Cambridge Rd MOOROOLBARK 3138 (REI)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 22/04/2024

Property Type: Unit

Land Size: 139 sqm approx



11/10-12 Ray St CROYDON 3136 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method: Private Sale

Date: 23/02/2024

Property Type: Unit

Land Size: 186 sqm approx

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.

Account - Jellis Craig | P: 03 9726 8888



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