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	30 Lakeside Crescent, Croydon Hills Vic 3136
Including suburb and postcode	

Indicative selling price

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

Range between $1,160,000 & $1,210,000

Median sale price

Median price	$1,217,500	Property Type	House	Suburb	Croydon Hills

Period - From	01/10/2023	to	31/12/2023	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	9 Scenic Ct CROYDON NORTH 3136	$1,225,000	28/03/2024
2	5 Kulsi Ct CROYDON HILLS 3136	$1,190,000	09/11/2023
3	38 Power St CROYDON NORTH 3136	$1,180,000	16/03/2024

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: 04/04/2024 16:36

30 Lakeside Crescent, Croydon Hills Vic 3136

🛏 **4** 🛁 **2** 🚗 **2**

Property Type: House

Agent Comments

Indicative Selling Price
$1,160,000 - $1,210,000
Median House Price
December quarter 2023: $1,217,500

Comparable Properties

9 Scenic Ct CROYDON NORTH 3136 (REI)

🛏 **4** 🛁 **2** 🚗 **2**

Price: $1,225,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 789 sqm approx

Agent Comments

5 Kulsi Ct CROYDON HILLS 3136 (REI/VG)

🛏 **4** 🛁 **2** 🚗 **2**

Price: $1,190,000
Method: Private Sale
Date: 09/11/2023
Property Type: House (Res)
Land Size: 662 sqm approx

Agent Comments

38 Power St CROYDON NORTH 3136 (REI)

🛏 **4** 🛁 **2** 🚗 **4**

Price: $1,180,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 1210 sqm approx

Agent Comments

Account - Woodards | P: 0390563899