

# 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

2 Thomas Lawford Place, Croydon Hills Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,090,000

&

\$1,195,000

### Median sale price

Median price \$1,103,000

Property Type House

Suburb Croydon Hills

Period - From 01/07/2021

to

30/09/2021

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	5 Henry Smith Pl CROYDON HILLS 3136	\$1,185,000	19/10/2021
2	61 Waterview Ct CROYDON HILLS 3136	\$1,150,000	19/11/2021
3	45 Lanier Cr CROYDON NORTH 3136	\$1,135,500	21/06/2021

**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:

04/12/2021 15:58



 4  2  2

**Property Type:** House  
**Land Size:** 807 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,090,000 - \$1,195,000  
**Median House Price**  
September quarter 2021: \$1,103,000

## Comparable Properties



**5 Henry Smith PI CROYDON HILLS 3136 (REI)** **Agent Comments**

 4  2  3

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 19/10/2021  
**Property Type:** House  
**Land Size:** 840 sqm approx



**61 Waterview Ct CROYDON HILLS 3136 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 19/11/2021  
**Property Type:** House  
**Land Size:** 919 sqm approx



**45 Lanier Cr CROYDON NORTH 3136 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,135,500  
**Method:** Private Sale  
**Date:** 21/06/2021  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 832 sqm approx

**Account - Philip Webb**