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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,090,000		&		\$1,195,000			
Median sale p	rice							
Median price	\$1,103,000	Pro	Property Type Hou		se		Suburb	Croydon Hills
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Henry Smith PI 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









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



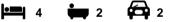
5 Henry Smith PI CROYDON HILLS 3136 (REI) Agent Comments



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



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



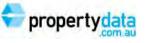
45 Lanier Cr CROYDON NORTH 3136 (REI/VG) Agent Comments



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





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