

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

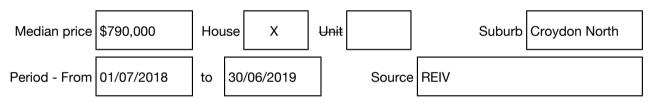
ss 35 Lanier Crescent, Croydon North Vic 3136 nd de

Indicative selling price

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

Range between	\$920,000	&	\$970,000	

Median sale price



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	60 Kerry Rd WARRANWOOD 3134	\$960,000	13/02/2019
2	11 Hazelview Pkt CROYDON NORTH 3136	\$940,000	01/04/2019
3	62 Settlers Hill Cr CROYDON HILLS 3136	\$930,000	15/03/2019

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





RT Edgar

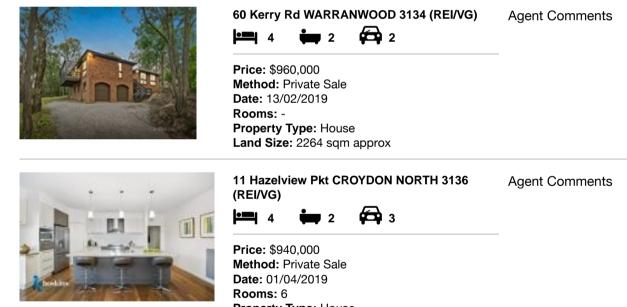




Rooms: Property Type: House (Res) Agent Comments

Indicative Selling Price \$920,000 - \$970,000 **Median House Price** Year ending June 2019: \$790,000

Comparable Properties





62 Settlers Hill Cr CROYDON HILLS 3136 (REI) Agent Comments



Price: \$930,000 Method: Private Sale Date: 15/03/2019 Rooms: 7 Property Type: House (Res) Land Size: 725 sqm approx

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