

## 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 35 Lanier Crescent, Croydon North 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 \$920,000 &amp; \$970,000

**Median sale price**

Median price \$790,000 House X Unit Suburb Croydon North

Period - From 01/07/2018 to 30/06/2019 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	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.



5 3 3

**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



**60 Kerry Rd WARRANWOOD 3134 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 13/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 2264 sqm approx



**11 Hazelview Pkt CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 01/04/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 837 sqm approx



**62 Settlers Hill Cr CROYDON HILLS 3136 (REI)**

**Agent Comments**

4 3 4

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