

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

50A Lyons Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$915,665

Property Type

House

Suburb

Croydon

Period - From

01/01/2021

to

31/12/2021

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	7/26-28 Patrick Av CROYDON NORTH 3136	\$786,000	29/09/2021
2	74 Bonnie View Rd CROYDON NORTH 3136	\$777,000	15/11/2021
3	10 Woodview Ct CROYDON NORTH 3136	\$773,000	03/11/2021

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:

24/03/2022 09:48



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending December 2021: \$915,665

Comparable Properties



7/26-28 Patrick Av CROYDON NORTH 3136 (REI) **Agent Comments**



Price: \$786,000
Method: Private Sale
Date: 29/09/2021
Property Type: Townhouse (Single)



74 Bonnie View Rd CROYDON NORTH 3136 (REI/VG) **Agent Comments**



Price: \$777,000
Method: Private Sale
Date: 15/11/2021
Property Type: House

10 Woodview Ct CROYDON NORTH 3136 (VG) **Agent Comments**



Price: \$773,000
Method: Sale
Date: 03/11/2021
Property Type: Flat/Unit/Apartment (Res)