

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 18 Lemongrove Crescent, Croydon Hills VIC 3136

Indicative selling price

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

Single price \$* or range between \$775,000 & \$850,000

Median sale price

Median price \$935,000 *House ☒ *Unit ☐ Suburb Croydon Hills

Period - From January 2018 to March 2018 Source REIV

Comparable property sales

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 Tallarook Court, Croydon Hills | \$845,000 | 29/12/2017 |
| 70 Settlers Hill Crescent, Croydon Hills | \$835,000 | 05/02/2018 |
| 62 Croydon Hills Drive, Croydon Hills | \$829,600 | 20/03/2018 |

OR

~~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.~~