

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

72A Lyons Road, Croydon North Vic 3136

Indicative selling price

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

Single price \$834,950

Median sale price

Median price \$950,000

Property Type House

Suburb Croydon North

Period - From 01/04/2021

to 30/06/2021

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	2-4 Billanook Way CHIRNSIDE PARK 3116	\$850,000	07/07/2021
2	20a Wandana St MOOROOLBARK 3138	\$840,100	18/05/2021
3	14 Hillrise Cr CHIRNSIDE PARK 3116	\$835,000	18/08/2021

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:

29/09/2021 12:32



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$834,950

Median House Price

June quarter 2021: \$950,000

Comparable Properties



2-4 Billanook Way CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  3

Price: \$850,000

Method: Auction Sale

Date: 07/07/2021

Property Type: House (Res)

Land Size: 1061 sqm approx



20a Wandana St MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  2

Price: \$840,100

Method: Private Sale

Date: 18/05/2021

Property Type: Unit

Land Size: 494 sqm approx



14 Hillrise Cr CHIRNSIDE PARK 3116 (REI)

Agent Comments

 3  2  2

Price: \$835,000

Method: Private Sale

Date: 18/08/2021

Property Type: House

Land Size: 379 sqm approx

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