## 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

14 Lyons Road, Croydon North Vic 3136

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$695,000		&		\$760,000			
Median sale pr	rice							
Median price	\$930,000	Pro	operty Type	Hou	se		Suburb	Croydon North
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	74 Dorset Rd CROYDON 3136	\$790,000	27/03/2021
2	26 Lyons Rd CROYDON NORTH 3136	\$770,000	15/03/2021
3	58 Esther Cr MOOROOLBARK 3138	\$741,000	20/04/2021

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:

31/08/2021 11:43









Rooms: 4 Property Type: House (Res) Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$695,000 - \$760,000 Median House Price Year ending June 2021: \$930,000

# **Comparable Properties**



74 Dorset Rd CROYDON 3136 (REI/VG)



Price: \$790,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 1022 sqm approx Agent Comments



26 Lyons Rd CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$770,000 Method: Private Sale Date: 15/03/2021 Property Type: House Land Size: 867 sqm approx

58 Esther Cr MOOROOLBARK 3138 (VG)

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Agent Comments

Price: \$741,000 Method: Sale Date: 20/04/2021 Property Type: House (Res) Land Size: 869 sqm approx

#### Account - Philip Webb



propertydata villa doe

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