

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 consumer.vic.gov.au/underquoting

Range between \$695,000 & \$760,000

Median sale price

Median price \$930,000 Property Type House Suburb Croydon North

Period - From 01/07/2020 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	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



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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)

Agent Comments

 3  1  2

Price: \$790,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 1022 sqm approx



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

 3  1  -

Price: \$770,000

Method: Private Sale

Date: 15/03/2021

Property Type: House

Land Size: 867 sqm approx

58 Esther Cr MOOROOLBARK 3138 (VG)

Agent Comments

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Price: \$741,000

Method: Sale

Date: 20/04/2021

Property Type: House (Res)

Land Size: 869 sqm approx