

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

1/35 Lionel Crescent Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Croydon

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

4 Premier Close Mooroolbark VIC 3138	\$620,000	06-Jan-21
3/2 Alamein Avenue Kilsyth VIC 3137	\$630,000	09-Dec-20
32 Plumer Street Croydon VIC 3136	\$656,000	24-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 24 May 2021



4 Premier Close Mooroolbark VIC 3138

 3  2  2

Sold Price

\$620,000

Sold Date

06-Jan-21

Distance

0.5km



3/2 Alamein Avenue Kilsyth VIC 3137

 3  2  2

Sold Price

\$630,000

Sold Date

09-Dec-20

Distance

0.78km



32 Plumer Street Croydon VIC 3136

 3  1  1

Sold Price

^{RS} **\$656,000**

Sold Date

24-Apr-21

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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