

# 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

73 Lyons Road, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,085,000 Property Type House Suburb Croydon North

Period - From 01/10/2021 to 31/12/2021 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	16 Woodview Ct CROYDON NORTH 3136	\$856,500	15/11/2021
2	29 Rodleigh St CROYDON 3136	\$842,000	05/03/2022
3	101a Exeter Rd CROYDON NORTH 3136	\$810,000	11/12/2021

**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:

06/03/2022 20:47



 3  2  1

**Property Type:** House  
**Land Size:** 454 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
December quarter 2021: \$1,085,000

## Comparable Properties



**16 Woodview Ct CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$856,500  
**Method:** Sold Before Auction  
**Date:** 15/11/2021  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx



**29 Rodleigh St CROYDON 3136 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$842,000  
**Method:** Private Sale  
**Date:** 05/03/2022  
**Property Type:** House  
**Land Size:** 449 sqm approx



**101a Exeter Rd CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 520 sqm approx

**Account - Philip Webb**