

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

54a Lee-Ann Crescent, Croydon Vic 3136

Indicative selling price

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

Range between

\$775,000

&

\$800,000

Median sale price

Median price

\$807,500

Property Type

House

Suburb

Croydon

Period - From

01/10/2020

to

31/12/2020

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	3a Malcolm Ct MOOROOLBARK 3138	\$800,000	29/10/2020
2	57a Holloway Rd CROYDON NORTH 3136	\$746,000	01/12/2020
3	40a Lyons Rd CROYDON NORTH 3136	\$740,500	20/11/2020

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:

17/02/2021 13:26

54a Lee-Ann Crescent, Croydon Vic 3136

Brent Earney

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Indicative Selling Price

\$775,000 - \$800,000

Median House Price

December quarter 2020: \$807,500



Property Type:

Agent Comments

Comparable Properties



3a Malcolm Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 29/10/2020

Property Type: House

Land Size: 308 sqm approx



57a Holloway Rd CROYDON NORTH 3136 (REI) Agent Comments



Price: \$746,000

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 460 sqm approx



40a Lyons Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$740,500

Method: Sold Before Auction

Date: 20/11/2020

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 303 sqm approx

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