

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

59 Lyons Road Croydon North 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Croydon North

Period-from

01 Sep 2019

to

31 Aug 2020

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

2A Venetian Court Croydon VIC 3136	\$712,500	11-Jul-20
369 Mt Dandenong Road Croydon VIC 3136	\$725,000	03-Jul-20
9 Victory Street Croydon VIC 3136	\$745,000	11-Jun-20

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: 30 September 2020


2A Venetian Court Croydon VIC 3136
 3  2  2

Sold Price

\$712,500

Sold Date

11-Jul-20

Distance

4.24km

369 Mt Dandenong Road Croydon VIC 3136
 3  2  2

Sold Price

^{RS} **\$725,000**

Sold Date

03-Jul-20

Distance

4.01km

9 Victory Street Croydon VIC 3136
 3  2  2

Sold Price

\$745,000

Sold Date

11-Jun-20

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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