

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

9 Lyons Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$950,000 Property Type House Suburb Croydon North

Period - From 01/04/2021 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	11 Chisholm Ct CROYDON NORTH 3136	\$1,040,000	22/07/2021
2	376 Maroondah Hwy CROYDON 3136	\$1,000,000	12/05/2021
3	3 Biak Pl CROYDON NORTH 3136	\$940,000	12/05/2021

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:

07/10/2021 22:32



 4  2  2

Rooms: 5
Property Type: House
Land Size: 997 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2021: \$950,000

Comparable Properties



11 Chisholm Ct CROYDON NORTH 3136 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,040,000
Method: Sold Before Auction
Date: 22/07/2021
Property Type: House
Land Size: 840 sqm approx



376 Maroondah Hwy CROYDON 3136 (REI/VG) [Agent Comments](#)

 3  2  4

Price: \$1,000,000
Method: Private Sale
Date: 12/05/2021
Property Type: House (Res)
Land Size: 1093 sqm approx



3 Biak PI CROYDON NORTH 3136 (VG) [Agent Comments](#)

 5  -  -

Price: \$940,000
Method: Sale
Date: 12/05/2021
Property Type: House (Res)
Land Size: 742 sqm approx