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

35 Lyons Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$700,000		&		\$770,000				
Median sale p	rice								
Median price	\$874,000	Pro	operty Type	Hou	House		Suburb	Croydon North	
Period - From	01/01/2020	to	31/12/2020)	So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	38 Dorset Rd CROYDON 3136	\$771,000	09/12/2020
2	26 Lyons Rd CROYDON NORTH 3136	\$770,000	15/03/2021
3	20 Wilson Conc CROYDON NORTH 3136	\$750,000	11/10/2020

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:

20/03/2021 09:39



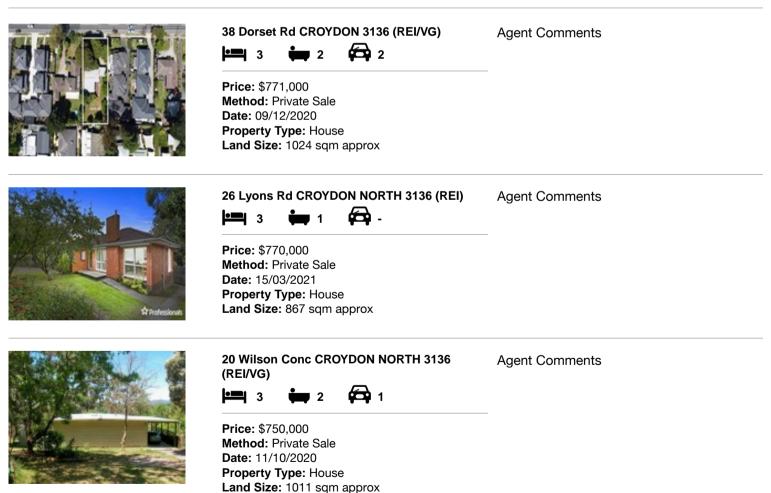






Property Type: House (Previously Occupied - Detached) Land Size: 1045 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$770,000 Median House Price Year ending December 2020: \$874,000

Comparable Properties



Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.