

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 between

\$700,000

&

\$770,000

Median sale price

Median price

\$874,000

Property Type

House

Suburb

Croydon North

Period - From

01/01/2020

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	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



38 Dorset Rd CROYDON 3136 (REI/VG)

[Agent Comments](#)



Price: \$771,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 1024 sqm approx



26 Lyons Rd CROYDON NORTH 3136 (REI)

[Agent Comments](#)



Price: \$770,000
Method: Private Sale
Date: 15/03/2021
Property Type: House
Land Size: 867 sqm approx



20 Wilson Conc CROYDON NORTH 3136 (REI/VG)

[Agent Comments](#)



Price: \$750,000
Method: Private Sale
Date: 11/10/2020
Property Type: House
Land Size: 1011 sqm approx