

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

59a 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

\$390,000

&

\$430,000

Median sale price

Median price

See clause below

Property type

Land

Suburb

Croydon North

Period - From

01 Apr 2019

to

31 Mar 2020

Source

CoreLogic

Important advice about the median sale price:

When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales (*Delete A or B below as applicable)

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: 2 April 2020