

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

Range between \$780,000

&

\$840,000

Median sale price

Median price \$841,000

House

X

Unit

Suburb Croydon North

Period - From 01/04/2017

to

30/06/2017

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	34 Lee Ann Cr CROYDON 3136	\$825,000	26/07/2017
2	37 Brushy Park Rd WONGA PARK 3115	\$825,000	05/08/2017
3	27 Patrick Av CROYDON NORTH 3136	\$785,000	10/07/2017

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.~~

59 Lyons Road, Croydon North Vic 3136

carter

Tony Talarico

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Indicative Selling Price

\$780,000 - \$840,000

Median House Price

June quarter 2017: \$841,000



 3  1  2

Rooms:

Property Type: House

Land Size: 1030 sqm approx

Agent Comments

Comparable Properties



34 Lee Ann Cr CROYDON 3136 (REI)

Agent Comments

 5  1  2

Price: \$825,000

Method: Private Sale

Date: 26/07/2017

Rooms: 7

Property Type: House

Land Size: 992 sqm approx



37 Brushy Park Rd WONGA PARK 3115 (REI)

Agent Comments

 4  2  2

Price: \$825,000

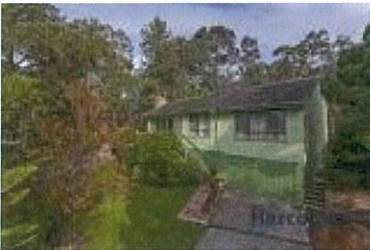
Method: Auction Sale

Date: 05/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 868 sqm approx



27 Patrick Av CROYDON NORTH 3136 (REI)

Agent Comments

 3  1  2

Price: \$785,000

Method: Private Sale

Date: 10/07/2017

Rooms: -

Property Type: House

Land Size: 1082 sqm approx