

# STATEMENT OF INFORMATION

## Property offered for sale

23 Lanier Crescent, Croydon North VIC 3136

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$895,000 & \$970,000

## Suburb median sale price

Median price	\$807,000	Property Type	House	Suburb	Croydon North
Period - From	03/10/2018	to	02/10/2019	Source	REIV

## Comparable property sales

Address of comparable property	Price	Date of sale
<b>1</b> 246 Wonga Rd, WARRANWOOD 3134	\$936,000	31/07/2019
<b>2</b> 3 Tavistock Ct CROYDON HILL 3136	\$911,780	02/08/2019
<b>3</b>	\$	

**B.** RT Edgar Boroondara estate agent and Alex Broque reasonably believe 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

03/10/2019