

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

18 Lemongrove Crescent, Croydon Hills Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,125,000

Property Type

House

Suburb

Croydon Hills

Period - From

01/10/2022

to

31/12/2022

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	115 Narr Maen Dr CROYDON HILLS 3136	\$1,040,000	27/10/2022
2	101 Plymouth Rd CROYDON HILLS 3136	\$1,020,000	19/09/2022
3	11 San Martin Dr CROYDON NORTH 3136	\$1,010,000	10/08/2022

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:

06/02/2023 10:51

18 Lemongrove Crescent, Croydon Hills Vic 3136

McGrath

Maggie Sun

03 9889 8800

0425 790 930

maggiesun@mcgrath.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2022: \$1,125,000



4 2 2

Rooms: 6

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



115 Narr Maen Dr CROYDON HILLS 3136
(REI/VG)

Agent Comments

4 2 3

Price: \$1,040,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Land Size: 848 sqm approx



101 Plymouth Rd CROYDON HILLS 3136
(REI/VG)

Agent Comments

4 2 2

Price: \$1,020,000

Method: Private Sale

Date: 19/09/2022

Property Type: House

Land Size: 639 sqm approx



11 San Martin Dr CROYDON NORTH 3136
(REI/VG)

Agent Comments

4 2 2

Price: \$1,010,000

Method: Private Sale

Date: 10/08/2022

Property Type: House (Res)

Land Size: 864 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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