

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 26 Lyons Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$935,000 Property type House Suburb Croydon

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales

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
96 Bonnie View Road, Croydon North Vic 3136	\$798,000	12/12/2020
50 Alice Street, Croydon North Vic 3136	\$772,500	10/12/2020
66 Yarra Road, Croydon North Vic 3136	\$775,000	25/08/2020

This Statement of Information was prepared on: 10-02-2021