

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1/48 Lyons Road CROYDON NORTH VIC 3136

Indicative selling price

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

Price Range \$700,000 - \$770,000

Median sale price

Median price \$656,000

Unit X

Suburb CROYDON NORTH

Period - From 01/07/2018 to 30/09/2018

Source REIV – PROPERTY DATA

Comparable property sales 1

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
1/40 Karingal Street CROYDON NORTH VIC 3136	\$705,000	02/06/2018
3/14 Gary Court CROYDON VIC 3136	\$745,000	02/06/2018
7 Woodview Court CROYDON NORTH VIC 3136	\$740,000	13/09/2018