

## 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

32 LEE-ANN CRESCENT CROYDON VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Croydon

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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 6 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

54 LEE-ANN CRESCENT CROYDON VIC 3136	\$727,500	01-Oct-24
122 ESTHER CRESCENT MOOROOLBARK VIC 3138	\$715,000	11-Jul-24
83 ESTHER CRESCENT MOOROOLBARK VIC 3138	\$680,000	03-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 06 November 2024

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**54 LEE-ANN CRESCENT CROYDON VIC 3136** Sold Price <sup>RS</sup> **\$727,500** Sold Date **01-Oct-24**  
 Distance **0.19km**

 3  1  2



**122 ESTHER CRESCENT MOOROOLBARK VIC 3138** Sold Price <sup>RS</sup> **\$715,000** Sold Date **11-Jul-24**  
 Distance **0.23km**

 3  1  2



**83 ESTHER CRESCENT MOOROOLBARK VIC 3138** Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **03-Oct-24**  
 Distance **0.34km**

 3  1  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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