

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 Lyons Road Croydon North VIC 3136

Indicative selling price

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

Single Price

or range
between

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,500

Property type

House

Suburb

Croydon North

Period-from

01 Jun 2019

to

31 May 2020

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

22 Penrose Court Croydon North VIC 3136	\$782,500	25-Jan-20
11 Wilson Concourse Croydon North VIC 3136	\$785,000	10-Feb-20
3 Roymar Court Wonga Park VIC 3115	\$801,000	22-Feb-20

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: 02 June 2020



**22 Penrose Court Croydon North
VIC 3136**

 3  2  2

Sold Price

\$782,500

Sold Date

25-Jan-20

Distance

0.37km



**11 Wilson Concourse Croydon North
VIC 3136**

 3  2  2

Sold Price

\$785,000

Sold Date

10-Feb-20

Distance

0.74km



**3 Roymar Court Wonga Park VIC
3115**

 3  2  4

Sold Price

\$801,000

Sold Date

22-Feb-20

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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