

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

40A Lyons Road, Croydon North Vic 3136

Indicative selling price

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

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$842,500

Property Type

House

Suburb

Croydon North

Period - From

01/07/2019

to

30/06/2020

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	3/27 Humber Rd CROYDON NORTH 3136	\$711,000	29/07/2020
2	5/73-75 Bonnie View Rd CROYDON NORTH 3136	\$695,000	03/08/2020
3	7/303-305 Maroondah Hwy CROYDON NORTH 3136	\$682,000	26/05/2020

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:

09/09/2020 14:32



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

Year ending June 2020: \$842,500

Comparable Properties



3/27 Humber Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 3  2  1

Price: \$711,000

Method: Private Sale

Date: 29/07/2020

Property Type: Unit

Land Size: 484 sqm approx

5/73-75 Bonnie View Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 3  2  1

Price: \$695,000

Method: Private Sale

Date: 03/08/2020

Rooms: 5

Property Type: Townhouse (Res)

7/303-305 Maroondah Hwy CROYDON NORTH 3136 (REI/VG) **Agent Comments**

 4  2  2

Price: \$682,000

Method: Private Sale

Date: 26/05/2020

Rooms: 7

Property Type: House