

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

2/35 LIONEL CRESCENT CROYDON 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Croydon

Period-from

01 Mar 2023

to

29 Feb 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

200 EASTFIELD ROAD CROYDON SOUTH VIC 3136	\$770,000	28-Feb-24
1/84 SELICK DRIVE CROYDON VIC 3136	\$800,000	11-Jan-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: 25 March 2024



**200 EASTFIELD ROAD CROYDON
SOUTH VIC 3136**

3 1 1

Sold Price ^{RS} **\$770,000** ^{UN} Sold Date **28-Feb-24**

Distance **3km**



**1/84 SELICK DRIVE CROYDON
VIC 3136**

3 1 2

Sold Price ^{RS} **\$800,000** Sold Date **11-Jan-24**

Distance **2.63km**

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

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