

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 35 Lee-Ann Crescent, Croydon Vic 3136

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$881,000 Property type *House* Suburb Croydon

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
15 Corrong Crescent, Mooroolbark Vic 3138	\$880,000	08/11/2023
55 Lincoln Road, Croydon Vic 3136	\$776,000	04/11/2023
81 Exeter Road, Croydon North Vic 3136	\$820,000	03/11/2023

This Statement of Information was prepared on: 17/11/2023