

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

45 Lyons Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Croydon North

Period - From 01/01/2024 to 31/03/2024 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	18 Kinta Ct CROYDON NORTH 3136	\$841,000	04/12/2023
2	25 Dixon Av CROYDON 3136	\$785,000	09/01/2024
3			

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:

27/05/2024 14:27

45 Lyons Road, Croydon North Vic 3136

**Jellis
Craig**

Daniel Broadbent
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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

March quarter 2024: \$1,150,000



 3  2  2

Property Type: House

Land Size: 507 sqm approx

Agent Comments

Comparable Properties



18 Kinta Ct CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  1

Price: \$841,000

Method: Private Sale

Date: 04/12/2023

Property Type: House (Res)

Land Size: 478 sqm approx



25 Dixon Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$785,000

Method: Private Sale

Date: 09/01/2024

Property Type: House

Land Size: 407 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211



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