

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

53 Lyons Road, Croydon Vic 3136

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$960,000 Property Type House Suburb Croydon

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 | 9 Scenic Ct CROYDON NORTH 3136 | \$1,225,000 | 28/03/2024 |
| 2 | 1 Baringa Rd CROYDON NORTH 3136 | \$1,190,000 | 15/03/2024 |
| 3 | 38 Power St CROYDON NORTH 3136 | \$1,180,000 | 16/03/2024 |

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:

21/05/2024 18:03



4 2 2

Property Type: House
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,250,000
Median House Price
March quarter 2024: \$960,000

Comparable Properties



9 Scenic Ct CROYDON NORTH 3136 (REI)

Agent Comments

4 2 2

Price: \$1,225,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 789 sqm approx



1 Baringa Rd CROYDON NORTH 3136 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,190,000
Method: Private Sale
Date: 15/03/2024
Property Type: House (Res)
Land Size: 1220 sqm approx



38 Power St CROYDON NORTH 3136 (REI)

Agent Comments

4 2 4

Price: \$1,180,000
Method: Sold Before Auction
Date: 16/03/2024
Property Type: House (Res)
Land Size: 1210 sqm approx