





Rooms: Property Type: Land Agent Comments Indicative Selling Price \$630,000 - \$680,000 Median House Price June quarter 2017: \$841,000

## **Comparable Properties**



1/31 Oaktree Rd CROYDON NORTH 3136 (REI) Agent Comments



Price: \$700,000 Method: Auction Sale Date: 06/05/2017 Rooms: 8 Property Type: House (Res) Land Size: 471 sqm approx



25 Joroma PI WONGA PARK 3115 (REI)

Agent Comments



Price: \$650,000 Method: Private Sale Date: 23/05/2017 Rooms: 4 Property Type: House (Res) Land Size: 458 sqm approx



24 Lyons Rd CROYDON NORTH 3136 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 08/02/2017 Rooms: 4 Property Type: House (Res) Land Size: 466 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

#### Generated: 19/07/2017 12:30

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 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 45 Lyons Road, Croydon North Vic 3136 Including suburb and postcode

#### Indicative selling price

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

Range betweer	n \$630,000		&	\$680,000	
Median sale p	rice				
Median price	\$841,000	House	х	Subu	rb Croydon North
Period - From	01/04/2017	to 30/06	6/2017	Source RI	EIV

#### **Comparable property sales**

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
1/31 Oaktree Rd CROYDON NORTH 3136	\$700,000	06/05/2017
25 Joroma PI WONGA PARK 3115	\$650,000	23/05/2017
24 Lyons Rd CROYDON NORTH 3136	\$600,000	08/02/2017

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

#### Generated: 19/07/2017 12:30

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.