



## STATEMENT OF INFORMATION

### Property offered for sale

Address 18 Lemongrove Crescent, Croydon Hills, VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price N/A or range between \$875,000 & \$925,000

### Median sale price

Median price \$885,000 House  Suburb Croydon Hills

Period - From 04/2017 to 03/2018 Source CoreLogic

### Comparable property sales

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 Tallarook Court, Croydon Hills 3136	\$845,000	29/12/2017
11 Langdale Drive, Croydon Hills 3136	\$870,000	10/11/2017
1 Peachwood Place, Croydon Hills 3136	\$846,000	16/03/2018