

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

70 LYONS ROAD CROYDON NORTH VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,027,000

Property type

House

Suburb

Croydon North

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 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

24A MONOMEITH STREET MOOROOLBARK VIC 3138	\$725,000	10-Feb-23
12 HIGHPOINT AVENUE MOOROOLBARK VIC 3138	\$735,000	12-Dec-22
3 DROVERS WALK CHIRNSIDE PARK VIC 3116	\$720,000	22-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 17 April 2023

**24A MONOMEITH STREET
MOOROOLBARK VIC 3138**

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Sold Price

^{RS}**\$725,000**

Sold Date

10-Feb-23

Distance

1.94km**12 HIGHPOINT AVENUE
MOOROOLBARK VIC 3138**

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Sold Price

\$735,000

Sold Date

12-Dec-22

Distance

2.45km**3 DROVERS WALK CHIRNSIDE
PARK VIC 3116**

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Sold Price

^{RS}**\$720,000**

Sold Date

22-Mar-23

Distance

2.8km**RS** = Recent sale**UN** = Undisclosed Sale

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