Donvale
67 Mitcham Road
Donvale VIC 3111
Telephone 03 9874 7677
Facsimile 03 9874 6292

Croydon
142 Maroondah Highway
Croydon VIC 3136
Telephone 03 9722 9755
Facsimile 03 9723 1755

Email info@hoskins.com.au

www.hoskins.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	17 Lemongrove Crescent, Croydon Hills 3136

Indicative selling price

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

or range between	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median price	$750,000	*House	X	Suburb	Croydon Hills 3136
Period - From	Jan 17	to	March 17	Source	REIV

Comparable property sales

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
69-71 Langdale Drive, Croydon Hills	$703,500	27/2/17
6 Ravenglass Court, Croydon Hills	$725,000	13/5/17
2 Marloo Court, Croydon Hills	$695,000	23/12/17