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	34 Lemongrove Crescent, Croydon Hills Vic 3136

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,152,000 Property Type House Suburb Croydon Hills

Period - From 01/04/2021 to 30/06/2021 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	7 Grevillea Dr CROYDON NORTH 3136	$1,050,000	03/05/2021
2	3 The Loch CROYDON HILLS 3136	$1,110,000	01/05/2021
3	24 Mitchell Ct CROYDON NORTH 3136	$1,285,000	01/03/2021

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: 03/08/2021 11:57

34 Lemongrove Crescent, Croydon Hills Vic 3136

Peter Moulden
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4 3 2

Rooms: 16
Property Type: House (Res)
Land Size: 858 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
June quarter 2021: $1,152,000

Comparable Properties



7 Grevillea Dr CROYDON NORTH 3136 (REI)

4 2 2

Price: $1,050,000
Method: Private Sale
Date: 03/05/2021
Property Type: House
Land Size: 724 sqm approx

Agent Comments



3 The Loch CROYDON HILLS 3136 (REI/VG)

4 2 2

Price: $1,110,000
Method: Private Sale
Date: 01/05/2021
Property Type: House
Land Size: 799 sqm approx

Agent Comments



24 Mitchell Ct CROYDON NORTH 3136 (REI/VG)

4 2 2

Price: $1,285,000
Method: Private Sale
Date: 01/03/2021
Property Type: House (Res)
Land Size: 981 sqm approx

Agent Comments

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.