

# 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 30 Lehmann Place, 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)

Range between \$695,000 & \$750,000

### Median sale price

Median price \$810,000 Property Type House Suburb Croydon Hills

Period - From 01/10/2018 to 30/09/2019 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	15 Latrobe Ct CROYDON HILLS 3136	\$767,000	18/09/2019
2	14 Golden Ridge Dr CROYDON HILLS 3136	\$720,000	24/06/2019
3	22 Latrobe Ct CROYDON HILLS 3136	\$698,000	31/08/2019

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: 19/11/2019 14:55



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 613 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$695,000 - \$750,000  
**Median House Price**  
Year ending September 2019: \$810,000

## Comparable Properties



15 Latrobe Ct CROYDON HILLS 3136 (REI)

Agent Comments

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**Price:** \$767,000  
**Method:** Private Sale  
**Date:** 18/09/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 450 sqm approx

14 Golden Ridge Dr CROYDON HILLS 3136 (VG)

Agent Comments

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**Price:** \$720,000  
**Method:** Sale  
**Date:** 24/06/2019  
**Property Type:** House (Res)  
**Land Size:** 486 sqm approx



22 Latrobe Ct CROYDON HILLS 3136 (REI/VG)

Agent Comments

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**Price:** \$698,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 450 sqm approx