

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

115 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 30/06/2023 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	5/81 Hewish Rd CROYDON 3136	\$582,000	21/04/2023
2	34 Felix Gr MOOROOLBARK 3138	\$547,500	12/05/2023
3	5/9 Churchill Rd CROYDON 3136	\$530,000	27/07/2023

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 223 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
June quarter 2023: \$650,000

Comparable Properties



5/81 Hewish Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$582,000
Method: Private Sale
Date: 21/04/2023
Property Type: Unit
Land Size: 243 sqm approx



34 Felix Gr MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$547,500
Method: Private Sale
Date: 12/05/2023
Property Type: Unit



5/9 Churchill Rd CROYDON 3136 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 27/07/2023
Property Type: Unit
Land Size: 170 sqm approx

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