

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

37/83A Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$655,300 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 31/03/2024 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	39/83a Lincoln Rd CROYDON 3136	\$550,000	07/05/2024
2	3/15 Cambridge Rd MOOROOLBARK 3138	\$490,000	22/04/2024
3	3/102-108 Croydon Rd CROYDON 3136	\$475,000	03/05/2024

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:

23/05/2024 12:58

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2 1 1

Rooms: 3
Property Type: Unit
Land Size: 337 sqm approx

Agent Comments

Unit Circa 1979, Renovated Kitchen & Bathroom. Recently repainted & floor coverings replaced

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending March 2024: \$655,300

Comparable Properties



39/83a Lincoln Rd CROYDON 3136 (REI)

2 1 1

Price: \$550,000
Method: Private Sale
Date: 07/05/2024
Property Type: Unit
Land Size: 189 sqm approx

Agent Comments

Unit recently sold in the same complex.
Renovated to a higher standard. Smaller land size



3/15 Cambridge Rd MOOROOLBARK 3138 (REI)

2 1 1

Price: \$490,000
Method: Private Sale
Date: 22/04/2024
Property Type: Unit
Land Size: 139 sqm approx

Agent Comments

Younger smaller unit & land



3/102-108 Croydon Rd CROYDON 3136 (REI)

2 1 1

Price: \$475,000
Method: Private Sale
Date: 03/05/2024
Property Type: Unit
Land Size: 240 sqm approx

Agent Comments

Unit in Original condition, in need of updating.
Smaller land