

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

174 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000

&

\$670,000

Median sale price

Median price \$725,000

Property Type House

Suburb Croydon

Period - From 01/07/2019

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	64 Lincoln Rd CROYDON 3136	\$670,000	31/08/2019
2	85 Hawthory Rd MOOROOLBARK 3138	\$670,000	04/06/2019
3	13 View St CROYDON 3136	\$646,000	30/05/2019

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:

27/11/2019 10:07

174 Lincoln Road, Croydon Vic 3136

Brent Earney

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brentearney@methven.com.au

Indicative Selling Price

\$650,000 - \$670,000

Median House Price

September quarter 2019: \$725,000



 3  1  1

Property Type: House (Res)

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



64 Lincoln Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$670,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 427 sqm approx



85 Hawthory Rd MOOROOLBARK 3138 (REI/VG)

Agent Comments

 3  2  1

Price: \$670,000

Method: Private Sale

Date: 04/06/2019

Rooms: 4

Property Type: House

Land Size: 414 sqm approx



13 View St CROYDON 3136 (REI/VG)

Agent Comments

 4  1  2

Price: \$646,000

Method: Private Sale

Date: 30/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 470 sqm approx