

# 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

1/149 Lincoln Road, Croydon 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 \$670,000

&

\$690,000

### Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

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	22A Diane Cr MOOROOLBARK 3138	\$690,000	08/05/2021
2	1/7 Newman Rd CROYDON 3136	\$682,000	15/07/2021
3	2/18 Meadow Rd CROYDON NORTH 3136	\$674,500	15/07/2021

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:

05/08/2021 12:33

1/149 Lincoln Road, Croydon Vic 3136

Brent Earney

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**Indicative Selling Price**

\$670,000 - \$690,000

**Median House Price**

June quarter 2021: \$902,500



 3    1    1

**Property Type:** House

**Land Size:** 412 sqm approx

Agent Comments

## Comparable Properties



**22A Diane Cr MOOROOLBARK 3138 (REI/VG)**   Agent Comments

 3    2    2

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 462 sqm approx



**1/7 Newman Rd CROYDON 3136 (REI)**   Agent Comments

 3    1    1

**Price:** \$682,000

**Method:** Sold Before Auction

**Date:** 15/07/2021

**Property Type:** Unit

**Land Size:** 433 sqm approx



**2/18 Meadow Rd CROYDON NORTH 3136 (REI)**   Agent Comments

 3    1    2

**Price:** \$674,500

**Method:** Auction Sale

**Date:** 15/07/2021

**Property Type:** Unit

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354