

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

160 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$910,500

Property Type House

Suburb Croydon

Period - From 01/01/2022

to

31/03/2022

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	2 Kepsi PI CROYDON 3136	\$751,000	28/01/2022
2	39 Dorset Rd CROYDON 3136	\$750,000	11/04/2022
3	4/357 Maroondah Hwy CROYDON NORTH 3136	\$741,500	30/03/2022

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:

11/05/2022 15:14

160 Lincoln Road, Croydon Vic 3136

Brent Earney

9725 0000

0409 726 136

brentearney@methven.com.au

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2022: \$910,500



 3  2  1

Rooms: 4

Property Type: House

Land Size: 385 sqm approx

Agent Comments

Comparable Properties



2 Kepsi PI CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$751,000

Method: Private Sale

Date: 28/01/2022

Property Type: House (Res)



39 Dorset Rd CROYDON 3136 (REI)

Agent Comments

 3  1  1

Price: \$750,000

Method: Private Sale

Date: 11/04/2022

Property Type: House



4/357 Maroondah Hwy CROYDON NORTH 3136 (REI) Agent Comments

 3  2  2

Price: \$741,500

Method: Private Sale

Date: 30/03/2022

Property Type: Unit

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