

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

4/185 Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between

\$750,000

&

\$780,000

Median sale price

Median price

\$809,000

Property Type

House

Suburb

Croydon

Period - From

01/07/2022

to

30/09/2022

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	1/7 Thackeray Ct CROYDON 3136	\$775,000	10/08/2022
2	2/12 Gordon St CROYDON 3136	\$764,000	26/07/2022
3	3/328 Maroondah Hwy CROYDON 3136	\$761,500	09/08/2022

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:

19/10/2022 12:53

4/185 Lincoln Road, Croydon Vic 3136



Brent Earney

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Indicative Selling Price

\$750,000 - \$780,000

Median House Price

September quarter 2022: \$809,000



Property Type:

Agent Comments

Comparable Properties



1/7 Thackeray Ct CROYDON 3136 (REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 10/08/2022

Property Type: House (Res)

Land Size: 310 sqm approx



2/12 Gordon St CROYDON 3136 (REI/VG)

Agent Comments



Price: \$764,000

Method: Private Sale

Date: 26/07/2022

Property Type: Townhouse (Res)

Land Size: 174 sqm approx



3/328 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



Price: \$761,500

Method: Private Sale

Date: 09/08/2022

Property Type: House (Res)

Land Size: 207 sqm approx

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



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