



2
 1
 1

Rooms:**Property Type:** unit**Land Size:**

Agent Comments

Elegant and effortless, this 2 bedroom residence is at the front of 3, with own driveway and remote 1 ½ car garage. The freshly painted, sun-kissed interior showcases high ceilings, 2 living areas, beautiful kitchen, hardwood floors, ducted heating and split system. Plus: deck and courtyard. Near transport and shops.

Comparable Properties

**4/15-17 Norman Rd CROYDON 3136 (REI)**

2
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 1

Price: \$562,000**Method:** Private Sale**Date:** 11/04/2017**Rooms:** -**Property Type:** Unit**Land Size:**

Agent Comments

back of a spacious well-tended complex of just 6 homes

**4/7 Churchill Rd CROYDON 3136 (REI)**

2
 1
 1

Price: \$540,000**Method:** Private Sale**Date:** 07/04/2017**Rooms:** 3**Property Type:** Unit**Land Size:** 277 sqm

Agent Comments

rear unit white brick facade

**2/55 Hull Rd CROYDON 3136 (REI/VG)**

2
 1
 1

Price: \$531,000**Method:** Private Sale**Date:** 16/11/2016**Rooms:** 3**Property Type:** Unit**Land Size:** 277 sqm

Agent Comments

located on main road

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

1/29 Lincoln Road, Croydon Vic 3136

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Single price \$550,000

Median sale price

Median price \$501,556

Unit X

Suburb Croydon

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/15-17 Norman Rd CROYDON 3136	\$562,000	11/04/2017
4/7 Churchill Rd CROYDON 3136	\$540,000	07/04/2017
2/55 Hull Rd CROYDON 3136	\$531,000	16/11/2016