hockingstuart

Ken Fuller 9876 9001 0414 624 409 kfuller@hockingstuart.com.au

Indicative Selling Price \$550,000 **Median Unit Price** Year ending March 2017: \$501,556





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)

Agent Comments

back of a spacious well-tended complex of just 6

Price: \$562,000 Method: Private Sale Date: 11/04/2017

Rooms: -

Property Type: Unit

Land Size:

4/7 Churchill Rd CROYDON 3136 (REI)

-- 2

Agent Comments

rear unit white brick facade

Price: \$540,000 Method: Private Sale Date: 07/04/2017 Rooms: 3

Property Type: Unit Land Size: 277 sqm

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

Agent Comments located on main road

Price: \$531,000 Method: Private Sale **Date:** 16/11/2016 Rooms: 3

Property Type: Unit Land Size: 277 sqm

Account - hockingstuart | P: 03 98769001 | F: 03 98769091

Generated: 03/05/2017 14:39







Ken Fuller 9876 9001 0414 624 409 kfuller@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	1/29 Lincoln Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Single price \$550,000

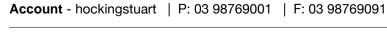
Median sale price

Median price	\$501,556		Unit X	Su	burb	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







Generated: 03/05/2017 14:39