

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

194 Lincoln Road, Croydon 3136

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$825,000

*House ☒

Suburb Croydon

Period - From 1/7/17

to 30/9/17

Source REIV

Comparable property sales

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
224 Dorset Road, Croydon	\$634,500	26/10/17
1/1 Rodleigh Street, Croydon	\$645,500	22/9/17
16 Nyanda Court, Croydon	\$600,000	25/10/17