

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

1/80-82 LINCOLN ROAD CROYDON VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Croydon

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 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

4/21 LUSHER ROAD CROYDON VIC 3136	\$710,000	22-Nov-22
25/35-43 KENT AVENUE CROYDON VIC 3136	\$700,000	22-Jul-22
6/290 MAROONDAH HIGHWAY CROYDON VIC 3136	\$732,500	08-Sep-22

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 6 months.

This Statement of Information was prepared on: 16 January 2023



4/21 LUSHER ROAD CROYDON VIC 3136

Sold Price

^{RS} **\$710,000** Sold Date **22-Nov-22**

3 2 2

Distance **1.97km**



25/35-43 KENT AVENUE CROYDON VIC 3136

Sold Price

\$700,000 Sold Date **22-Jul-22**

3 2 2

Distance **1.45km**



6/290 MAROONDAH HIGHWAY CROYDON VIC 3136

Sold Price

\$732,500 Sold Date **08-Sep-22**

3 2 2

Distance **0.77km**



3/328 MAROONDAH HIGHWAY CROYDON VIC 3136

Sold Price

\$761,500 Sold Date **09-Aug-22**

3 2 2

Distance **1.08km**



4/24-26 JARVIS AVENUE CROYDON VIC 3136

Sold Price

\$775,000 Sold Date **20-Oct-22**

3 2 2

Distance **1.34km**



24/35-43 KENT AVENUE CROYDON VIC 3136

Sold Price

^{RS} **\$700,000** Sold Date **07-Dec-22**

3 2 2

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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**3/370 MAROONDAH HIGHWAY
CROYDON VIC 3136**

3 2 2

Sold Price

\$749,000

Sold Date **08-Nov-22**

Distance **1.48km**



**2/9 CARLYLE STREET CROYDON
VIC 3136**

3 2 2

Sold Price

\$755,000

Sold Date **04-Sep-22**

Distance **1.26km**



**4/185 LINCOLN ROAD
MOOROOLBARK VIC 3138**

3 2 2

Sold Price

^{RS} **\$765,000**

Sold Date **01-Dec-22**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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