Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

	1/80 Lincoln Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Single price \$705,000

Median sale price

Median price \$675,000	Pr	operty Type Un	it		Suburb	Croydon
Period - From 01/10/2021	to	30/09/2022	So	urce	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

1	2/165 Maroondah Hwy CROYDON 3136	\$722,000	06/06/2022
2	4/26 Pascoe Av CROYDON 3136	\$717,000	28/10/2022
3	25/33 Kent Av CROYDON 3136	\$700,000	22/07/2022

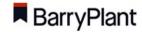
OR

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:	18/11/2022 18:06



Date of sale











Property Type: Unit Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price \$705,000 **Median Unit Price**

Year ending September 2022: \$675,000

Comparable Properties



2/165 Maroondah Hwy CROYDON 3136 (REI)



Price: \$722,000 Method: Private Sale Date: 06/06/2022 Property Type: Unit

Land Size: 487 sqm approx

Agent Comments



4/26 Pascoe Av CROYDON 3136 (REI)





Price: \$717,000 Method: Private Sale Date: 28/10/2022 Property Type: Unit

Agent Comments

25/33 Kent Av CROYDON 3136 (VG)





Price: \$700.000 Method: Sale Date: 22/07/2022

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant | P: 03 9842 8888



