

# 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 Lincoln Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$705,000

### Median sale price

Median price \$675,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2021

to 30/09/2022

Source 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   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 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



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**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)**

**Agent Comments**

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**Price:** \$722,000  
**Method:** Private Sale  
**Date:** 06/06/2022  
**Property Type:** Unit  
**Land Size:** 487 sqm approx



**4/26 Pascoe Av CROYDON 3136 (REI)**

**Agent Comments**

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

**25/33 Kent Av CROYDON 3136 (VG)**

**Agent Comments**

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**Price:** \$700,000  
**Method:** Sale  
**Date:** 22/07/2022  
**Property Type:** Strata Unit/Flat

**Account - Barry Plant | P: 03 9842 8888**