

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

64A Lincoln Road, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$725,000 Property Type House Suburb Croydon

Period - From 01/07/2019 to 30/09/2019 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	1 Gallipoli Pde CROYDON 3136	\$815,000	25/09/2019
2	3/63 Exeter Rd CROYDON NORTH 3136	\$735,000	20/11/2019
3	24 Binbrook Dr CROYDON 3136	\$730,000	07/09/2019

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:

25/11/2019 11:57



Property Type: House
Land Size: 283 sqm approx
Agent Comments

Comparable Properties



1 Gallipoli Pde CROYDON 3136 (REI)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 25/09/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 260 sqm approx



3/63 Exeter Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 20/11/2019
Rooms: 4
Property Type: Townhouse (Single)



24 Binbrook Dr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 07/09/2019
Property Type: House
Land Size: 264 sqm approx