STATEMENT OF INFORMATION

2/27 LINCOLN ROAD, CROYDON, VIC 3136

PREPARED BY NICOLE ROWE, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/27 LINCOLN ROAD, CROYDON, VIC 3136

2 | 1 | 1

Indicative Selling Price

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

$550,000 to $605,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

SUBURB MEDIAN



CROYDON, VIC, 3136

Suburb Median Sale Price (House)

$690,000

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



95 EXETER RD, CROYDON NORTH, VIC 3136

3 | 1 | 1

Sale Price

$600,000

Sale Date: 19/02/2017

Distance from Property: 1.6km

A



3/14 ALFRICK RD, CROYDON, VIC 3136

2 | 1 | 2

Sale Price

***$570,000**

Sale Date: 11/04/2017

Distance from Property: 1.9km

B



4/15 NORMAN RD, CROYDON, VIC 3136

2 | 1 | 1

Sale Price

***$562,000**

Sale Date: 10/04/2017

Distance from Property: 510m

C

This report has been compiled on 26/05/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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	2/27 LINCOLN ROAD, CROYDON, VIC 3136

Indicative selling price

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

Single Price / Range	$550,000 to $605,000

Median sale price

Median price	$690,000	House		Unit	X	Suburb	CROYDON
Period	01 October 2016 to 31 March 2017	Source	pricefinder				

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
95 EXETER RD, CROYDON NORTH, VIC 3136	$600,000	19/02/2017
3/14 ALFRICK RD, CROYDON, VIC 3136	*$570,000	11/04/2017
4/15 NORMAN RD, CROYDON, VIC 3136	*$562,000	10/04/2017