

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4/26 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Croydon

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	3/31 Leigh Rd CROYDON 3136	\$575,000	26/02/2022
2	2/2 Henty Ct CROYDON 3136	\$547,000	29/04/2022
3	1/70 Lusher Rd CROYDON 3136	\$545,000	28/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/05/2022 18:45

4/26 Lusher Road, Croydon Vic 3136

Robyn Barrand

97250000

0429 110 962

robynbarrand@methven.com.au

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

March quarter 2022: \$695,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



3/31 Leigh Rd CROYDON 3136 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Unit

2/2 Henty Ct CROYDON 3136 (REI)

Agent Comments



Price: \$547,000

Method: Private Sale

Date: 29/04/2022

Property Type: Unit



1/70 Lusher Rd CROYDON 3136 (REI)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 28/04/2022

Property Type: Unit

Land Size: 141 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354