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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$540,000		&		\$580,000			
Median sale p	rice							
Median price	\$695,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ado	dress 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







Property Type: Flat/Unit/Apartment (Res) Agent Comments

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

Comparable Properties



3/31 Leigh Rd CROYDON 3136 (REI)



Price: \$575,000 Method: Auction Sale Date: 26/02/2022 Property Type: Unit

Agent Comments

Agent Comments

2/2 Henty Ct CROYDON 3136 (REI)

'⇔ . 2 1



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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.