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

1/93 Lusher Road Croydon VIC 3136

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$580,000	&	\$620,000
n sale price					
e house or unit as applic	able)				

Median Price	\$760,000	Prop	Property type		House	Suburb	Croydon
Period-from	01 Oct 2019	to	30 Sep 2	2020	Source		Corelogic

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 6 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	
26 Bayswater Road Croydon VIC 3136	\$585,000	28-Aug-20	
36 Manifold Court Croydon South VIC 3136	\$650,000	14-Sep-20	
5 Mena Avenue Croydon VIC 3136	\$629,000	30-Apr-20	

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 6 months.

This Statement of Information was prepared on: 21 October 2020



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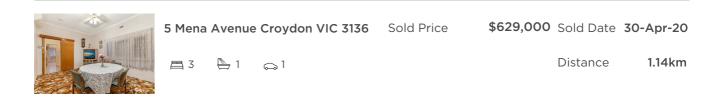
E georgiahester@methven.com.au



26 Bayswater Road Croydon VIC 3136	Sold Price	^{RS} \$585,000 Sold Date 28-Aug-20
🚍 2 👆 2 😞 1		Distance 0.63km



36 Manifold Court Croydon South VIC 3136		Sold Price	\$650,000	Sold Date	14-Sep-20	
酉 3	1	⇔1			Distance	0.76km



RS = Recent sale UN = Undisclosed Sale

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