

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 2/54 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Single Price \$649,950

Median sale price

Median price \$780,000

Property type House

Suburb Croydon

Period - From 01/10/2019

to

31/12/2019

Source REIV

Comparable property sales

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
399 Dorset Road, Croydon Vic 3136	\$660,000	21/01/2020
18 Nyanda Court, Croydon Vic 3136	\$660,000	02/12/2019
18 Araluen Drive, Croydon Vic 3136	\$642,888	14/08/2019

This Statement of Information was prepared on: 04-02-2020