## 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

2/36 Lusher Road, Croydon Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$680,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/07/2022	to	30/09/2022		So	ource	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/13 Kitchener Rd CROYDON 3136	\$680,000	05/09/2022
2	3/17 Wicklow Av CROYDON 3136	\$671,000	27/07/2022
3	1/41a Vinter Av CROYDON 3136	\$655,000	20/07/2022

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 six months.

This Statement of Information was prepared on:

25/10/2022 15:50



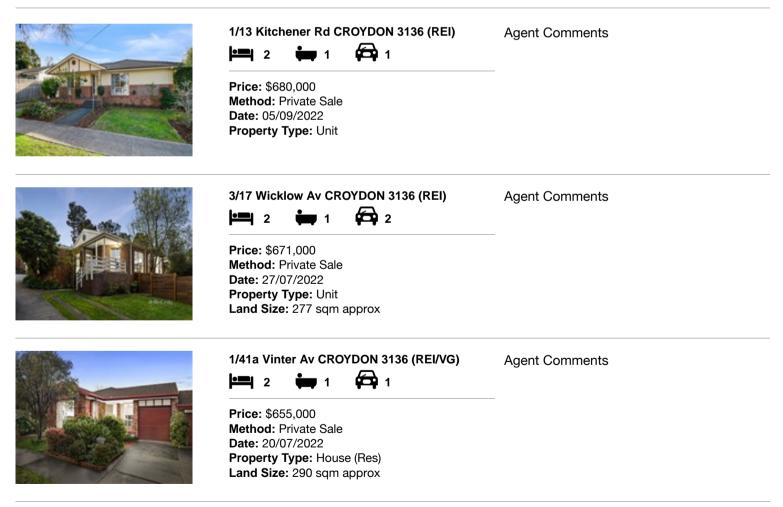




**Property Type:** Flat/Unit/Apartment (Res) Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$650,000 - \$680,000 Median Unit Price September quarter 2022: \$645,000

# **Comparable Properties**



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





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