

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 consumer.vic.gov.au/underquoting

Range between \$650,000 & \$680,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Croydon

Period - From 01/07/2022 to 30/09/2022 Source 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.

	Address 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

2/36 Lusher Road, Croydon Vic 3136



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



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments



Comparable Properties



1/13 Kitchener Rd CROYDON 3136 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 05/09/2022

Property Type: Unit



3/17 Wicklow Av CROYDON 3136 (REI)

Agent Comments



Price: \$671,000

Method: Private Sale

Date: 27/07/2022

Property Type: Unit

Land Size: 277 sqm approx



1/41a Vinter Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 20/07/2022

Property Type: House (Res)

Land Size: 290 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.