

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

1/79 LUSHER ROAD CROYDON VIC 3136

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$693,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,750

Property type

Unit

Suburb

Croydon

Period-from

01 Sep 2022

to

31 Aug 2023

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

170 BAYSWATER ROAD CROYDON SOUTH VIC 3136	\$720,780	06-May-23
1/135 BEDFORD ROAD RINGWOOD EAST VIC 3135	\$690,000	23-Jun-23
28/56 NORTON ROAD CROYDON VIC 3136	\$665,000	04-Apr-23

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: 27 September 2023



170 BAYSWATER ROAD CROYDON Sold Price
SOUTH VIC 3136

 3  1  2

\$720,780 Sold Date **06-May-23**

Distance **1.37km**



1/135 BEDFORD ROAD RINGWOOD Sold Price
EAST VIC 3135

 3  1  2

\$690,000 Sold Date **23-Jun-23**

Distance **3.16km**



28/56 NORTON ROAD CROYDON Sold Price
VIC 3136

 3  1  2

\$665,000 Sold Date **04-Apr-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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