

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

9/16-18 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$683,250

Property Type

Unit

Suburb

Croydon

Period - From

01/07/2023

to

30/09/2023

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	4/24 Lusher Rd CROYDON 3136	\$595,000	12/06/2023
2	8/26 Lusher Rd CROYDON 3136	\$580,000	31/08/2023
3	3/19-21 Norman Rd CROYDON 3136	\$576,000	09/08/2023

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:

31/10/2023 11:00



			1 + 1 open space in front of the garage
2	1		

Indicative Selling Price
\$575,000
Median Unit Price
September quarter 2023: \$683,250

Property Type: Unit
Land Size: 304 sqm approx
Agent Comments

Comparable Properties



4/24 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

	2		1		1
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Price: \$595,000
Method: Private Sale
Date: 12/06/2023
Property Type: Unit
Land Size: 148 sqm approx



8/26 Lusher Rd CROYDON 3136 (REI/VG)

Agent Comments

	2		1		1
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Price: \$580,000
Method: Private Sale
Date: 31/08/2023
Property Type: Unit
Land Size: 242 sqm approx



3/19-21 Norman Rd CROYDON 3136 (REI)

Agent Comments

	2		1		1
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Price: \$576,000
Method: Private Sale
Date: 09/08/2023
Property Type: Unit
Land Size: 251 sqm approx