Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	4/21 Lusher Road, Croydon Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$695,000	&	\$740,000
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Median sale price

Median price	\$645,000	Pro	perty Type U	nit		Suburb	Croydon
Period - From	01/07/2022	to	30/09/2022	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	3/50 Belmont Rd.W CROYDON SOUTH 3136	\$735,000	27/05/2022
2	2/80 Maroondah Hwy CROYDON 3136	\$730,000	24/08/2022
3	2/165 Maroondah Hwy CROYDON 3136	\$722,000	06/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/10/2022 16:15





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Indicative Selling Price \$695,000 - \$740,000 **Median Unit Price** September quarter 2022: \$645,000

Agent Comments

Agent Comments



Property Type: Townhouse Land Size: 217 sqm approx

Agent Comments

Comparable Properties



3/50 Belmont Rd.W CROYDON SOUTH 3136

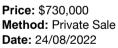
(REI/VG)

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Price: \$735,000 Method: Private Sale Date: 27/05/2022 Property Type: Unit



2/80 Maroondah Hwy CROYDON 3136 (REI/VG) Agent Comments **=**3



Property Type: Townhouse (Single) Land Size: 174 sqm approx



2/165 Maroondah Hwy CROYDON 3136 (REI)

Price: \$722.000

Method: Private Sale Date: 06/06/2022 Property Type: Unit

Land Size: 487 sqm approx

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



