

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

4/21 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Range between \$695,000 & \$740,000

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	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 comparable properties 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



Property Type: Townhouse
(Single)

Land Size: 217 sqm approx

Agent Comments

Comparable Properties



3/50 Belmont Rd.W CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 27/05/2022

Property Type: Unit



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



Price: \$730,000

Method: Private Sale

Date: 24/08/2022

Property Type: Townhouse (Single)

Land Size: 174 sqm approx



2/165 Maroondah Hwy CROYDON 3136 (REI)

Agent Comments



Price: \$722,000

Method: Private Sale

Date: 06/06/2022

Property Type: Unit

Land Size: 487 sqm approx