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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/21 Lusher Road Croydon VIC 3136

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

## Median Sale Price

\$570,000 Units in Croydon between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**4/15 Toorak Avenue Croydon VIC 3136**

 3  1  1

Sold Price

**\$680,000**

Sold Date

**09-May-18**

Distance

**0.83km**



**2/1 Anthony Street Croydon VIC 3136**

 3  2  2

Sold Price

**\$672,500**

Sold Date

**08-May-18**

Distance

**1.34km**



**18 Thomas Street Croydon South VIC 3136**

 3  1  2

Sold Price

**\$620,000**

Sold Date

**27-Apr-18**

Distance

**1.41km**

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