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

1/70 Lusher Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$495,000		&		\$544,500			
Median sale pr	rice							
Median price	\$662,000	Pro	operty Type	Unit			Suburb	Croydon
Period - From	01/10/2021	to	31/12/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	1/20-22 Beaufort Rd CROYDON 3136	\$537,000	17/12/2021
2	4/31 Leigh Rd CROYDON 3136	\$535,000	11/11/2021
3	3/30 Niel St CROYDON 3136	\$516,500	11/08/2021

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:

31/01/2022 16:19









Rooms: 4 Property Type: Unit Land Size: 141 sqm approx Agent Comments Indicative Selling Price \$495,000 - \$544,500 Median Unit Price December quarter 2021: \$662,000

Comparable Properties



1/20-22 Beaufort Rd CROYDON 3136 (REI)



Price: \$537,000 Method: Private Sale Date: 17/12/2021 Property Type: Unit

4/31 Leigh Rd CROYDON 3136 (REI/VG)

Agent Comments

Agent Comments





Price: \$535,000 Method: Private Sale Date: 11/11/2021 Property Type: Unit

3/30 Niel St CROYDON 3136 (REI/VG)



Agent Comments



Price: \$516,500 Method: Private Sale Date: 11/08/2021 Property Type: House Land Size: 158 sqm approx

Account - Philip Webb



propertydata

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