

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 consumer.vic.gov.au/underquoting

Range between \$495,000

&

\$544,500

Median sale price

Median price \$662,000

Property Type Unit

Suburb Croydon

Period - From 01/10/2021

to 31/12/2021

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	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



 2  1  1

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)

Agent Comments

 2  2  1

Price: \$537,000

Method: Private Sale

Date: 17/12/2021

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$535,000

Method: Private Sale

Date: 11/11/2021

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$516,500

Method: Private Sale

Date: 11/08/2021

Property Type: House

Land Size: 158 sqm approx

Account - Philip Webb