

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 76 Lusher Road, Croydon Vic 3136

Indicative selling price

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

Range between \$850,000

&

\$890,000

Median sale price

Median price \$810,000

House

X

Unit

Suburb Croydon

Period - From 01/04/2017

to

30/06/2017

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	49 Andrew Cr CROYDON SOUTH 3136	\$875,555	10/07/2017
2	35 Jackson St CROYDON 3136	\$873,000	29/04/2017
3	51 Mt Dandenong Rd CROYDON 3136	\$855,000	31/07/2017

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.~~

76 Lusher Road, Croydon Vic 3136

carter

Tony Talarico

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Indicative Selling Price

\$850,000 - \$890,000

Median House Price

June quarter 2017: \$810,000



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 1108 sqm approx

Agent Comments

Comparable Properties



49 Andrew Cr CROYDON SOUTH 3136 (REI)

Agent Comments

3 2 2

Price: \$875,555

Method: Private Sale

Date: 10/07/2017

Rooms: 7

Property Type: House

Land Size: 860 sqm approx



35 Jackson St CROYDON 3136 (REI)

Agent Comments

1 1 1

Price: \$873,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 3

Property Type: House

Land Size: 860 sqm approx



51 Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments

4 2 -

Price: \$855,000

Method: Private Sale

Date: 31/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 744 sqm approx