

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

2/12a Lusher Road, Croydon Vic 3136

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$655,300 Property Type Unit Suburb Croydon

Period - From 01/04/2023 to 31/03/2024 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	9/21-23 Cutts Av CROYDON 3136	\$675,000	20/05/2024
2	3/39 Fortuna Av CROYDON 3136	\$672,500	20/02/2024
3	52/355 Dorset Rd CROYDON 3136	\$645,000	27/05/2024

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:

05/06/2024 16:45



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median Unit Price
Year ending March 2024: \$655,300

Comparable Properties



9/21-23 Cutts Av CROYDON 3136 (REI)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 20/05/2024
Property Type: Unit



3/39 Fortuna Av CROYDON 3136 (REI/VG)

Agent Comments



Price: \$672,500
Method: Sold Before Auction
Date: 20/02/2024
Property Type: Townhouse (Res)



52/355 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 27/05/2024
Property Type: Unit

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