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	3/79 Lusher Road Croydon VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$653,000	Property type	Unit	Suburb	Croydon
Period-from	01 Jan 2021	to	31 Dec 2021	Source	Corelogic

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 6 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
2/40-44 Lusher Road Croydon VIC 3136	$596,000	19-Nov-21
7/38 Lusher Road Croydon VIC 3136	$665,250	26-Oct-21
3/26-28 Surrey Road West Croydon VIC 3136	$652,500	21-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 25 January 2022

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2/40-44 Lusher Road Croydon VIC 3136

2 1 1

Sold Price **$596,000** Sold Date **19-Nov-21**

Distance **0.39km**



7/38 Lusher Road Croydon VIC 3136

2 1 1

Sold Price **$665,250** Sold Date **26-Oct-21**

Distance **0.42km**



3/26-28 Surrey Road West Croydon VIC 3136

2 1 1

Sold Price RS **$652,500** Sold Date **21-Oct-21**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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