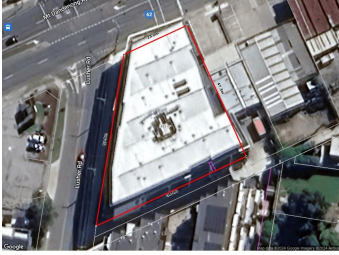


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

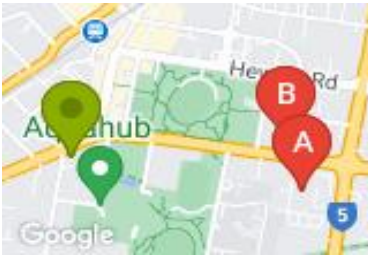
109/1 LUSHER ROAD, CROYDON, VIC 3136  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$495,000 to \$540,000**

Provided by: Emma Yu , Ray White Burwood

MEDIAN SALE PRICE



CROYDON, VIC, 3136

Suburb Median Sale Price (Unit)

\$695,700

01 July 2023 to 30 June 2024

Provided by: 

COMPARABLE PROPERTIES

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.



32/5-7 ALFRICK RD, CROYDON, VIC 3136

 2  1  1

Sale Price

\$485,000

Sale Date: 25/02/2024

Distance from Property: 760m



208/291 MT DANDENONG RD, CROYDON, VIC

 2  1  1

Sale Price

\$480,000

Sale Date: 28/02/2024

Distance from Property: 705m



110/1 LUSHER RD, CROYDON, VIC 3136

 2  2  1

Sale Price

\$541,000

Sale Date: 12/04/2024

Distance from Property: 0m

This report has been compiled on 28/08/2024 by Ray White Burwood. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

109/1 LUSHER ROAD, CROYDON, VIC 3136

Indicative selling price

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

Price Range: \$495,000 to \$540,000

Median sale price

Median price \$695,700

Property type

Unit

Suburb

CROYDON

Period 01 July 2023 to 30 June 2024

Source



Comparable property sales

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

32/5-7 ALFRICK RD, CROYDON, VIC 3136	\$485,000	25/02/2024
208/291 MT DANDENONG RD, CROYDON, VIC 3136	\$480,000	28/02/2024
110/1 LUSHER RD, CROYDON, VIC 3136	\$541,000	12/04/2024

This Statement of Information was prepared

28/08/2024