

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 11 Vernon St & 20-22 Lusher Rd, Croydon - (MONTAINE)

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
3 Bed, 2.5 Bath, 2 Carpark – GROUP A	\$*790,000	Or range between	\$*		\$
4 Bed, 4.5 Bath, 2 Carpark – GROUP B	\$*	Or range between	\$920,000		\$930,000

Suburb unit median sale price

Median price \$782,500

Suburb Croydon

Period - From 01/04/2020

To 31/03/2021

Source REIV

Comparable property sales

Unit type or class	Address of comparable unit	Price	Date of sale
GROUP A	1. 3/23 Moore Av CROYDON 3136 VIC	\$ 812,500	20/03/2021
	2. 1/123 Maroondah Hwy CROYDON 3136 VIC	\$ 770,000	19/02/2021
	3. 400a Dorset Rd CROYDON 3136 VIC	\$785,000	06/02/2021

Unit type or class

Address of comparable unit

GROUP B

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

17/05/2021 12:15