

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

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

Indicative selling price

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

Unit type or class e.g. One-bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2.5 Bath, 1 Carpark – GROUP A	\$550,000	Or range between	\$	&	\$
3 Bed, 2.5 Bath, 2 Carpark – GROUP B	\$*	Or range between	\$690,000	&	\$759,000
3 Bed, 3.5 Bath, 2 Carpark – GROUP C	\$*	Or range between	\$685,000	&	\$753,500
4 Bed, 4.5 Bath, 2 Carpark – GROUP D	\$*	Or range between	\$890,000	&	\$979,000

Additional entries may be included or attached as required.

Suburb Unit median sale price

Median price

\$597,500

Suburb

Croydon

Period - From

25/07/18

To

25/01/19

Source

PDOL

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One-bedroom units **Address of comparable Property**

GROUP A	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.
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Unit type or class

**3 Bedroom
Townhouses**

	Address of comparable Property	Price	Date of Sale
GROUP B	3/18 James Rd CROYDON 3136	\$755,000	08/12/2018
	4/194 Dorset Rd CROYDON 3136	\$710,000	19/09/2018
	2/21 Ronald Rd CROYDON 3136	\$695,000	01/08/2018

Unit type or class

E.g. One-bedroom units **Address of comparable Property**

GROUP C	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.
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Unit type or class

E.g. One-bedroom units **Address of comparable Property**

GROUP D	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.
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OR

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.