

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

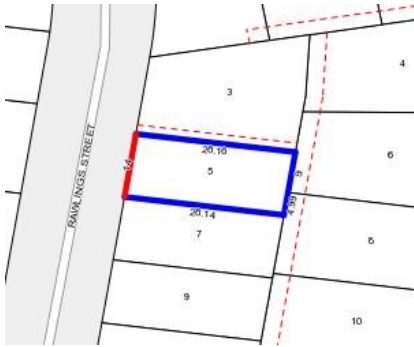
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	2 Harris Dr LUCAS 3350	\$393,000	09/10/2017
2	4 Matheson St LUCAS 3350	\$382,500	06/02/2017
3	14 Hunter St LUCAS 3350	\$380,000	04/07/2016

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



Rooms:
Property Type: Land
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$395,000
Median House Price
Year ending June 2017: \$358,500

Comparable Properties



2 Harris Dr LUCAS 3350 (REI)

Agent Comments



Price: \$393,000
Method: Private Sale
Date: 09/10/2017
Rooms: 6
Property Type: House
Land Size: 384 sqm approx



4 Matheson St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$382,500
Method: Private Sale
Date: 06/02/2017
Rooms: 10
Property Type: House
Land Size: 562 sqm approx



14 Hunter St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 04/07/2016
Rooms: 5
Property Type: House
Land Size: 509 sqm approx