

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

39 Warburton Drive, Lucas Vic 3350

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$627,750 Property Type House Suburb Lucas

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 18 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	17 Fitzgerald Av ALFREDTON 3350	\$362,000	22/03/2024
2	51 Warburton Dr LUCAS 3350	\$360,000	31/01/2024
3	67g Dyson Dr ALFREDTON 3350	\$342,500	06/12/2023

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 18 months.~~

This Statement of Information was prepared on:

02/09/2024 15:54



2 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$345,000 - \$365,000

Median House Price

Year ending June 2024: \$627,750

Comparable Properties



17 Fitzgerald Av ALFREDTON 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$362,000
Method: Private Sale
Date: 22/03/2024
Property Type: House



51 Warburton Dr LUCAS 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$360,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 150 sqm approx



67g Dyson Dr ALFREDTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$342,500
Method: Private Sale
Date: 06/12/2023
Property Type: House