

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 71 Warburton Drive, Lucas Vic 3350

INDICATIVE SELLING PRICE

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

Range Between &

MEDIAN SELLING PRICE

Median price House

Suburb or locality

Period - From

COMPARABLE PROPERTY SALES

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 comparable to the property for sale.

Address of comparable property	Price	Date of Sale
2 Eleanor Dr LUCAS 3352	\$520,000	09/03/2017
10 Hunter St LUCAS 3350	\$460,000	04/06/2017
8 Hunter St LUCAS 3352	\$435,000	20/09/2017



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Licenced Estate Agent

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.