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 and postcode

27 DALY DRIVE LUCAS VIC 3350

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$499,000	&	\$525,000
sale price					
house or unit as ap	plicable)				

Median Price	\$631,500	Prop	erty type	House		Suburb	Lucas
Period-from	01 Feb 2023	to	31 Jan 2	2024	Source		Corelogic

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
3 EYCKENS ROAD LUCAS VIC 3350	\$565,000	23-Jan-24
45 MIA STREET ALFREDTON VIC 3350	\$555,000	25-Aug-23
23 LANCASTER STREET ALFREDTON VIC 3350	\$565,000	11-Jul-23

OR

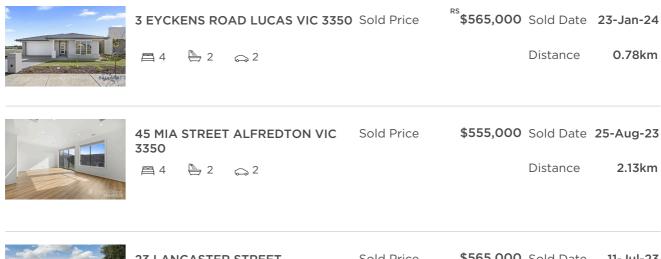
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24th April 2024



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23 LANCASTER STREET ALFREDTON VIC 3350	Sold Price	\$565,000	\$565,000 Sold Date	
📇 4 🌦 2 👝 2			Distance	1.61km

RS = Recent sale UN = Undisclosed Sale

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