

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

26 GROAT STREET LUCAS VIC 3350

Indicative selling price

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

Single Price

or range
between

\$565,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Lucas

Period-from

01 Jan 2022

to

31 Dec 2022

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

47 CREEKSTONE DRIVE ALFREDTON VIC 3350	\$560,000	12-Aug-22
14 MOORE WAY LUCAS VIC 3350	\$555,000	22-Apr-22
17 MARSHALL ROAD LUCAS VIC 3350	\$560,000	14-Jun-22

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: 19 January 2023

	47 CREEKSTONE DRIVE ALFREDTON VIC 3350	Sold Price	\$560,000	Sold Date	12-Aug-22
 3  2  2				Distance	1.87km
	14 MOORE WAY LUCAS VIC 3350	Sold Price	\$555,000	Sold Date	22-Apr-22
 4  2  2				Distance	0.21km
	17 MARSHALL ROAD LUCAS VIC 3350	Sold Price	\$560,000	Sold Date	14-Jun-22
 4  2  2				Distance	1.07km

RS = Recent sale

UN = Undisclosed Sale

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