

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

93 Great Alpine Rd LUCKNOW VIC 3875

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$472,500

Property type

House

Suburb

Lucknow

Period - From

1/10/2021

to

30/09/2022

Source

Pricefinder

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
48 Turnbull Street BAIRNSDALE VIC 3875	\$320,000	19/07/2022
7 Moroney Street BAIRNSDALE VIC 3875	\$346,000	06/07/2022
28 Francis Street BAIRNSDALE VIC 3875	\$365,000	01/07/2022

This Statement of Information was prepared on: 22/11/2022