

14 Bastow Lane, Lucas Vic 3350



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Indicative Selling Price

\$325,000

Median House Price

Year ending March 2017: \$365,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



42a Elaine Av ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 17/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 234 sqm



24 Tudor Av DELACOMBE 3356 (VG)

Agent Comments



Price: \$325,000

Method: Sale

Date: 25/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 684 sqm

17 Pengelly Rd LUCAS 3350 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 06/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 308 sqm

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

14 Bastow Lane, Lucas Vic 3350

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$365,000

House X

Suburb or locality Lucas

Period - From 01/04/2016

to 31/03/2017

Source REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
42a Elaine Av ALFREDTON 3350	\$330,000	17/02/2017
24 Tudor Av DELACOMBE 3356	\$325,000	25/11/2016
17 Pengelly Rd LUCAS 3350	\$320,000	06/03/2017