

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

24 Great Alpine Road 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

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$288,750

Property type

House

Suburb

Lucknow

Period-from

01 Dec 2018

to

30 Nov 2019

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

20 Alexander Parade Lucknow VIC 3875	\$227,000	06-Sep-18
35 Cameron Crescent East Bairnsdale VIC 3875	\$175,000	06-Mar-19
49 McEacharn Street East Bairnsdale VIC 3875	\$200,000	15-Feb-19

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.~~

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20 Alexander Parade Lucknow VIC 3875

2 1 2

Sold Price

\$227,000

Sold Date

06-Sep-18

Distance

0.62km



35 Cameron Crescent East Bairnsdale VIC 3875

2 1 3

Sold Price

\$175,000

Sold Date

06-Mar-19

Distance

0.85km



49 McEacharn Street East Bairnsdale VIC 3875

2 1 1

Sold Price

\$200,000

Sold Date

15-Feb-19

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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