

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

34 Warburton Drive 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

\$495,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,750

Property type

House

Suburb

Lucas

Period-from

01 Nov 2021

to

31 Oct 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

11 ECHO PLACE ALFREDTON VIC 3350	\$515,000	25-Aug-22
5 WILLOBY DRIVE ALFREDTON VIC 3350	\$505,000	07-Oct-22
8 TANGERINE STREET ALFREDTON VIC 3350	\$550,000	24-Oct-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: 09 November 2022

McGrath

Jarrod McArdle

M 0405731885

E jarrodmcardle@mcgrath.com.au



11 ECHO PLACE ALFREDTON VIC 3350

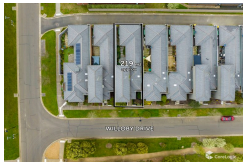
 2  2  1

Sold Price

^{RS} **\$515,000**

Sold Date **25-Aug-22**

Distance **1.06km**



5 WILLOBY DRIVE ALFREDTON VIC 3350

 3  2  2

Sold Price

^{RS} **\$505,000**

Sold Date **07-Oct-22**

Distance **1.05km**



8 TANGERINE STREET ALFREDTON VIC 3350

 3  2  2

Sold Price

^{RS} **\$550,000**

Sold Date **24-Oct-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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