

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

16A Callistemon Court 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

\$315,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

House

Suburb

Lucknow

Period-from

01 Apr 2019

to

31 Mar 2020

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

18 The Grange Lucknow VIC 3875	\$295,000	29-Jan-19
20A McEacharn Street East Bairnsdale VIC 3875	\$335,000	11-Jan-20
16 Mary Street East Bairnsdale VIC 3875	\$310,000	22-Jan-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.~~

This Statement of Information was prepared on: 29 April 2020



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18 The Grange Lucknow VIC 3875

Sold Price

\$295,000

Sold Date

29-Jan-19

3 1 1

Distance

0.49km



**20A McEacharn Street East
Bairnsdale VIC 3875**

Sold Price

\$335,000

Sold Date

11-Jan-20

3 1 5

Distance

1.26km



**16 Mary Street East Bairnsdale VIC
3875**

Sold Price

\$310,000

Sold Date

22-Jan-19

3 1 3

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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