Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |14 Peasnell St, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$390,000									
Median sale price										
Median price	\$310,000	Pro	operty Type	Vac	ant land		Suburb	Lucas		
Period - From	28/04/2021	to	27/04/2022		So	urce	REIV			

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.

Ade	dress of comparable property	Price	Date of sale
1	29 Arch Dr ALFREDTON 3350	\$550,000	15/03/2021
2	12 Montadale Ct ALFREDTON 3350	\$464,000	11/01/2022
3	38 Tremain Dr LUCAS 3350	\$455,000	11/02/2022

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:

28/04/2022 08:59

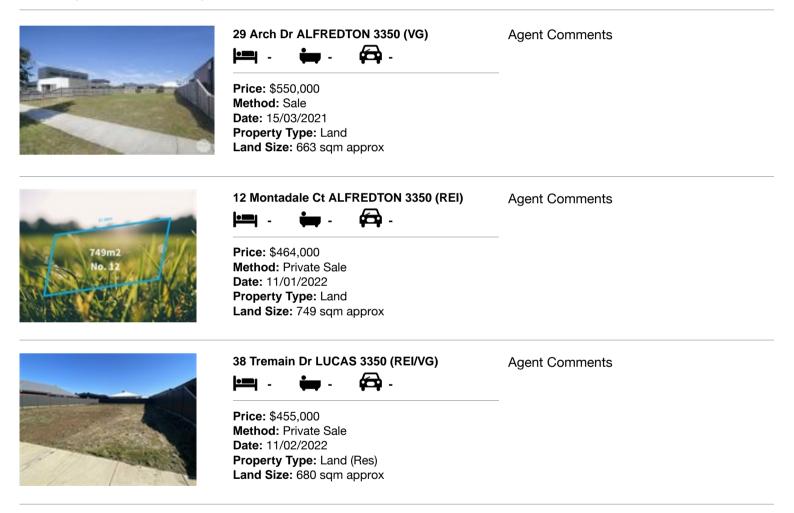






Property Type: Agent Comments Indicative Selling Price \$390,000 Median Land Price 28/04/2021 - 27/04/2022: \$310,000

Comparable Properties



Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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