

## 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

105 Balfours Road Lucknow VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$105,000

Property type

Land

Suburb

Lucknow

Period-from

01 Feb 2020

to

31 Jan 2021

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

24 Goose Gully Heights Lucknow VIC 3875	\$682,500	12-Dec-19
57 Paterson Court Nicholson VIC 3882	\$595,000	17-Dec-20
4 Ronwin Court Granite Rock VIC 3875	\$885,000	18-Sep-20

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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**24 Goose Gully Heights Lucknow  
VIC 3875**

5 2 4

Sold Price

**\$682,500**

Sold Date

**12-Dec-19**

Distance

**0.42km**



**57 Paterson Court Nicholson VIC  
3882**

3 2 5

Sold Price

**\$595,000**

Sold Date

**17-Dec-20**

Distance

**9.3km**



**4 Ronwin Court Granite Rock VIC  
3875**

4 2 4

Sold Price

**\$885,000**

Sold Date

**18-Sep-20**

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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