

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 or locality and postcode

19 Lucia Crescent, Mount Clear 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

\$420,000

or range between

\$*

&

\$

Median sale price

Median price

\$378,000

Property type

House

Suburb

Mount Clear

Period - From

01/10/18

to

30/09/19

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

17 Lucia Crescent, Mount Clear Vic 3350	\$410,000	11/02/19
6 Lucia Crescent, Mount Clear Vic 3350	\$395,000	15/05/19
11 Maurie Paull Court, Mount Clear Vic 3350	\$390,000	07/09/19

This Statement of Information was prepared on: 15/10/2019