

## 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

14 THE GRANGE LUCKNOW VIC 3875

### Indicative selling price

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

Single Price

\$615,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Lucknow

Period-from

01 Mar 2023

to

29 Feb 2024

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

26 MORTON DRIVE EASTWOOD VIC 3875	\$670,000	31-Jan-23
13 LEN COOK DRIVE EASTWOOD VIC 3875	\$750,000	21-Mar-23
34 PHOEBES WAY EASTWOOD VIC 3875	\$648,000	28-Sep-23

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: 18 March 2024



**26 MORTON DRIVE EASTWOOD  
VIC 3875**

 4  2  2

Sold Price **\$670,000** Sold Date **31-Jan-23**

Distance **0.43km**



**13 LEN COOK DRIVE EASTWOOD  
VIC 3875**

 4  2  2

Sold Price **\$750,000** Sold Date **21-Mar-23**

Distance **0.88km**



**34 PHOEBES WAY EASTWOOD  
VIC 3875**

 4  2  3

Sold Price **\$648,000** Sold Date **28-Sep-23**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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