

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

Lot 172 Peasnell Street, Lucas 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 \$* or range between \$299,500 & \$329,450

Median sale price

Median price \$322,500 Property type Land Suburb Alfredton

Period - From 01/12/2021 to 30/11/2022 Source CoreLogic

Comparable property sales

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
189 Dyson Drive, Alfredton Vic 3350	\$295,000	17/12/2021
179 Dyson Drive, Alfredton Vic 3350	\$320,000	22/11/2021
9 Crolepy Street, Lucas Vic 3350	\$300,000	22/07/2021

This Statement of Information was prepared on: 16/12/2022