

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

12 Hudson Crescent Lucknow VIC 3875

Indicative selling price

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

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$282,250

Property type

House

Suburb

Lucknow

Period-from

01 Apr 2019

to

31 Mar 2020

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

12 Knight Court Eastwood VIC 3875	\$345,000	30-Jan-19
21 Bluff Court Eastwood VIC 3875	\$344,000	24-Sep-19
5 Lindsay Court Wy Yung VIC 3875	\$352,500	19-Feb-19

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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Sean Sabell
P 03 5153 2929
M 0437 898 426
E sean.sabell@eldersrealestate.com.au



12 Knight Court Eastwood VIC 3875 Sold Price **\$345,000** Sold Date **30-Jan-19**

3 2 2

Distance **0.86km**



21 Bluff Court Eastwood VIC 3875 Sold Price **\$344,000** Sold Date **24-Sep-19**

3 2 2

Distance **2.2km**



5 Lindsay Court Wy Yung VIC 3875 Sold Price **\$352,500** Sold Date **19-Feb-19**

3 2 2

Distance **3.5km**

RS = Recent sale UN = Undisclosed Sale

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