

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

15 Shields Road 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,000

Property type

House

Suburb

Lucknow

Period-from

01 Feb 2021

to

31 Jan 2022

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

57 Paterson Court Nicholson VIC 3882	\$595,000	17-Dec-20
135 Stephenson Road Nicholson VIC 3882	\$489,000	08-Feb-21
4 Moyle Court Nicholson VIC 3882	\$540,000	25-Mar-21

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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57 Paterson Court Nicholson VIC 3882

Sold Price **\$595,000** Sold Date **17-Dec-20**

3 2 5

Distance **9.97km**



135 Stephenson Road Nicholson VIC 3882

Sold Price **\$489,000** Sold Date **08-Feb-21**

3 2 4

Distance **11.33km**



4 Moyle Court Nicholson VIC 3882

Sold Price **\$540,000** Sold Date **25-Mar-21**

4 1 2

Distance **12.64km**

RS = Recent sale **UN** = Undisclosed Sale

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