

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

37 Lucia Crescent, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$389,000

&

\$409,000

Median sale price

Median price

\$380,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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 eighteen 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
1	17 Lucia Cr MOUNT CLEAR 3350	\$410,000	26/02/2019
2	6 Lucia Cr MOUNT CLEAR 3350	\$395,000	15/05/2019
3	18 Lucia Cr MOUNT CLEAR 3350	\$370,000	06/04/2018

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 eighteen months.



Rooms:

Property Type:

Agent Comments

Comparable Properties



17 Lucia Cr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 26/02/2019

Rooms: 3

Property Type: House (Res)

Land Size: 388 sqm approx



6 Lucia Cr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 15/05/2019

Rooms: -

Property Type: House

Land Size: 305 sqm approx



18 Lucia Cr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 06/04/2018

Rooms: -

Property Type: House (Res)