

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 andpostcode

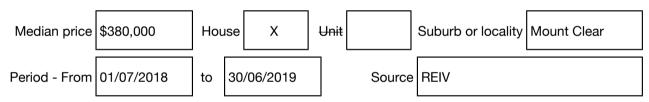
s 37 Lucia Crescent, Mount Clear Vic 3350 r

Indicative selling price

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

Range between \$389,000	&	\$409,000
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Median sale price



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.

Add	dress 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



37 Lucia Crescent, Mount Clear Vic 3350







Rooms: Property Type: Agent Comments Nathan Baker 03 5330 0500 0439 302 288 nathan@ballaratpropertygroup.com.au

> Indicative Selling Price \$389,000 - \$409,000 Median House Price Year ending June 2019: \$380,000

Comparable Properties

17 Lucia Cr MOUNT CLEAR 3350 (REI/VG) 3 2 6 4 Price: \$410,000 Method: Private Sale Date: 26/02/2019 Rooms: 3 Property Type: House (Res) Land Size: 388 sqm approx	Agent Comments
6 Lucia Cr MOUNT CLEAR 3350 (REI/VG) 3 2 2 2 Price: \$395,000 Method: Private Sale Date: 15/05/2019 Rooms: - Property Type: House Land Size: 305 sqm approx	Agent Comments
18 Lucia Cr MOUNT CLEAR 3350 (REI/VG) 3 2 2 2 Price: \$370,000 Method: Private Sale Date: 06/04/2018 Rooms: - Property Type: House (Res)	Agent Comments

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