

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

19 CROPLEY 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

\$329,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Lucas

Period-from

01 Jun 2021

to

31 May 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

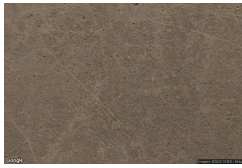
Date of sale

28 GRIBBLE STREET LUCAS VIC 3350	\$345,000	22-Mar-22
6 HUTCHINSON DRIVE LUCAS VIC 3350	\$345,000	29-Oct-21
4 PERNONIE STREET LUCAS VIC 3350	\$330,000	11-Feb-22

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.~~

This Statement of Information was prepared on: 15 June 2022



**28 GRIBBLE STREET LUCAS VIC
3350**

Sold Price

\$345,000

Sold Date

22-Mar-22



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-



-

Distance

-



**6 HUTCHINSON DRIVE LUCAS VIC
3350**

Sold Price

Sold Date

29-Oct-21



-



-



-

Distance

-



**4 PERNONIE STREET LUCAS VIC
3350**

Sold Price

\$330,000

Sold Date

11-Feb-22



4



2



-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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