

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

15 BALFOURS ROAD, LUCKNOW, VIC 3875

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

~~\$650,000 to \$675,000~~

649,000

#### Median sale price

Median price

\$280,000

House

☒

Unit

☐

Suburb

LUCKNOW

Period

01 January 2017 to 31 December 2017

Source

pricefinder

#### Comparable property sales

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
4 BALFOURS RD, LUCKNOW, VIC 3875	\$650,000	08/09/2017
159 ORRS RD, WY YUNG, VIC 3875	\$589,000	10/04/2017
325 BROADLANDS RD, EAST BAIRNSDALE, VIC 3875	\$739,000	10/03/2017