

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

5 GRAINGER PARADE 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Land

Suburb

Lucas

Period-from

01 May 2021

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 83 LUGANO AVENUE ALFREDTON VIC 3350 | \$380,000 | 09-May-22 |
| 13 HASTINGS STREET WENDOUREE VIC 3355 | \$420,000 | 30-Nov-21 |
| 19 PRINCE OF WALES BOULEVARD ALFREDTON VIC 3350 | \$420,000 | 09-Feb-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.

This Statement of Information was prepared on: 19 May 2022



**83 LUGANO AVENUE ALFREDTON
VIC 3350**

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Sold Price

^{RS} **\$380,000**

Sold Date **09-May-22**

Distance **2.38km**



**13 HASTINGS STREET
WENDOUREE VIC 3355**

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Sold Price

^{RS} **\$420,000**

Sold Date **30-Nov-21**

Distance **4.87km**



**19 PRINCE OF WALES BOULEVARD
ALFREDTON VIC 3350**

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Sold Price

\$420,000

Sold Date **09-Feb-21**

Distance **3.35km**

RS = Recent sale

UN = Undisclosed Sale

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