## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address | 68 Grainger Parade, Lucas Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$815,000		&		\$845,000			
Median sale p	rice							
Median price	\$700,000	Pro	operty Type	Hou	se		Suburb	Lucas
Period - From	19/06/2022	to	18/06/2023		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6 Tunbridge St LUCAS 3350	\$820,000	15/03/2023
2	15 Whatman St LUCAS 3350	\$815,000	04/04/2023
3			

OR

**B**<sup>\*</sup> 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.

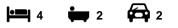
This Statement of Information was prepared on:

19/06/2023 14:24









**Property Type:** House Land Size: 576 sqm approx Agent Comments Indicative Selling Price \$815,000 - \$845,000 Median House Price 19/06/2022 - 18/06/2023: \$700,000

# **Comparable Properties**



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 - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

propertydata



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