

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 and postcode

11 Craven Street, Lucas Vic 3350

Indicative selling price

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

Range between \$555,000 & \$575,000

Median sale price

Median price \$640,000 Property Type House Suburb Lucas

Period - From 01/04/2023 to 31/03/2024 Source 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 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
1	17 Pelican Dr WINTER VALLEY 3358	\$590,000	11/09/2023
2	5 Armagh St ALFREDTON 3350	\$575,000	06/09/2023
3	6 Parkland Dr WINTER VALLEY 3358	\$550,000	27/02/2024

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:

26/04/2024 11:03



3 2 2

Property Type: House
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$555,000 - \$575,000
Median House Price
Year ending March 2024: \$640,000

Comparable Properties



17 Pelican Dr WINTER VALLEY 3358 (REI/VG) **Agent Comments**

3 2 2

Price: \$590,000
Method: Private Sale
Date: 11/09/2023
Property Type: House
Land Size: 456 sqm approx



5 Armagh St ALFREDTON 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$575,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 447 sqm approx



6 Parkland Dr WINTER VALLEY 3358 (REI/VG) **Agent Comments**

3 2 2

Price: \$550,000
Method: Private Sale
Date: 27/02/2024
Property Type: House
Land Size: 512 sqm approx

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