## 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 11 Craven Street, Lucas Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	\$555,000		&		\$575,000				
Median sale p	rice								
Median price	\$640,000	Pro	operty Type	Hou	se		Suburb	Lucas	
Period - From	01/04/2023	to	31/03/2024		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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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









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



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



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



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

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





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