# 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

6 EWART CLOSE LUCAS VIC 3350

#### Indicative selling price

Mediar (\*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price         |                  | or range<br>between | 3319100 | & | \$539,000 |
|----------------------|------------------|---------------------|---------|---|-----------|
| sale price           |                  |                     |         |   |           |
| house or unit as app | olicable)        |                     |         |   |           |
|                      | <b>0</b> 004 500 | <b>–</b>            |         |   |           |

| Median Price | \$631,500   | Property type |          | House |        | Suburb | Lucas     |
|--------------|-------------|---------------|----------|-------|--------|--------|-----------|
| Period-from  | 01 Feb 2023 | to            | 31 Jan 2 | 2024  | 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 |
|-----------------------------------|-----------|--------------|
| 13 EWART CLOSE LUCAS VIC 3350     | \$550,000 | 21-Mar-23    |
| 9 BROWNFIELD DRIVE LUCAS VIC 3350 | \$555,000 | 08-Nov-23    |
| 8 FULLER LANE LUCAS VIC 3350      | \$555,000 | 03-Nov-23    |

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.

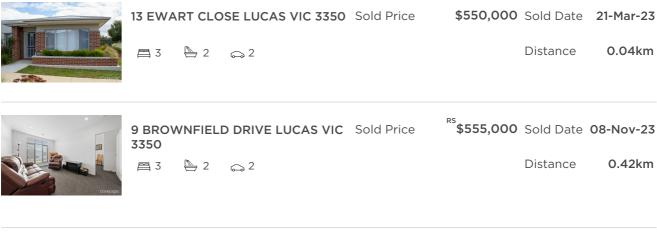
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## McGrath

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|                | 8 FULLI   | ER LAN | E LUCAS VIC 3350 | Sold Price | \$555,000 | Sold Date | 03-Nov-23 |
|----------------|-----------|--------|------------------|------------|-----------|-----------|-----------|
|                | <b></b> 3 | 2 🚔    | ⇔ 2              |            |           | Distance  | 0.48km    |
| egra CareLogio |           |        |                  |            |           |           |           |

RS = Recent sale UN = Undisclosed Sale

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