

# 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

Lot 240, 135 Great Alpine Road, Lucknow VIC 3875

### Indicative selling price

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

Single price

\$176,000

### Median sale price

Median price

\$175,000

Property type

Land

Suburb

Lucknow

Period - From

01 Aug 2023

to

31 Jul 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

25 Eucalyptus Way, Lucknow VIC 3875

\$180,000

24-Apr-24

14 Camden Street, Lucknow VIC 3875

\$175,000

21-Nov-23

Lot 61, Park Lanes Estate, Lucknow, Vic 3875

\$190,000

15-Jan-24

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 August 2024