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

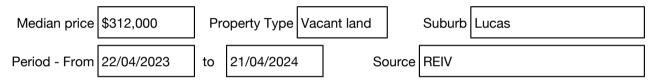
Lot 428/48 Peasnell St, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/under	quoting
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Single price \$360,000

Median sale price



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	45 Sullivan St LUCAS 3350	\$365,000	02/10/2023
2	42 Peasnell St LUCAS 3350	\$365,000	29/11/2022
3	62 Thurling Pde LUCAS 3350	\$345,000	01/11/2023

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:

22/04/2024 14:29

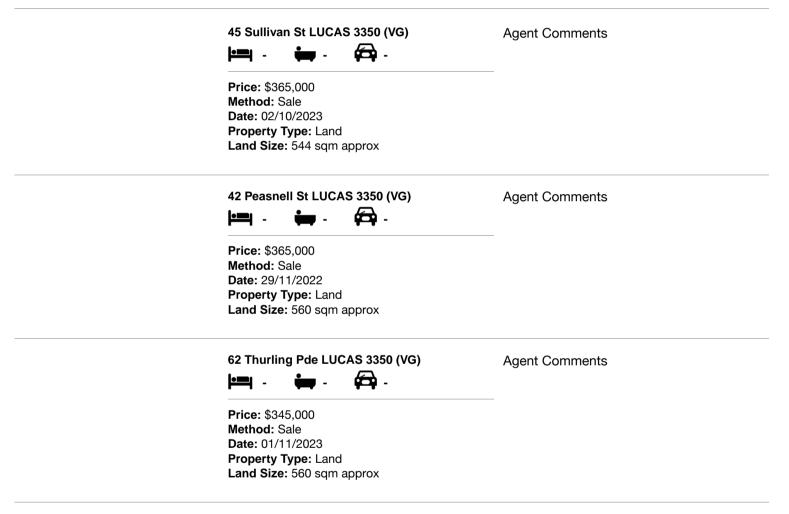


Lot 428/48 Peasnell St, Lucas Vic 3350



Property Type: Agent Comments Indicative Selling Price \$360,000 Median Land Price 22/04/2023 - 21/04/2024: \$312,000

Comparable Properties



Account - Integra Sales Pty Ltd | P: 0353225910

propertydata



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