

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

3 Lucy Court, Dennington Vic 3280

Indicative selling price

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

Single price \$519,000

Median sale price*

Median price \$326,996 House Unit Suburb or locality Dennington

Period - From 30/06/2017 to 29/06/2018 Source hometrak

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 eighteen 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	7 Windsor Ct WARRNAMBOOL 3280	\$535,000	12/04/2018
2	11 Armytage Av DENNINGTON 3280	\$475,000	04/04/2018
3	2 Lucy Ct DENNINGTON 3280	\$419,000	24/02/2017

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 eighteen months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 19 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

3 Lucy Court, Dennington Vic 3280



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1014 sqm approx
Agent Comments

Indicative Selling Price
\$519,000
Median House Price *
30/06/2017 - 29/06/2018: \$326,996
* Agent calculated median based on 19 sales

Comparable Properties



7 Windsor Ct WARRNAMBOOL 3280 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 12/04/2018
Rooms: 6
Property Type: House

11 Armytage Av DENNINGTON 3280 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 04/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 682 sqm approx

2 Lucy Ct DENNINGTON 3280 (VG)

Agent Comments



Price: \$419,000
Method: Sale
Date: 24/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx