

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**11 BALFOURS ROAD, LUCKNOW, VIC**

 3  2  3

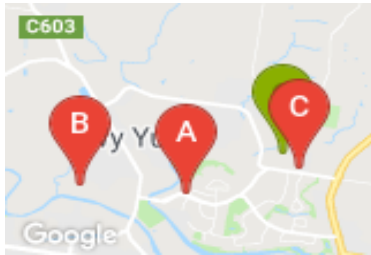
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$729,000**

Provided by: Sales Bairnsdale, LJ Hooker Bairnsdale

## MEDIAN SALE PRICE



**LUCKNOW, VIC, 3875**

Suburb Median Sale Price (House)

**\$293,750**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**68 HOWITT AVE, EASTWOOD, VIC 3875**

 3  2  5

Sale Price

**\$678,000**

Sale Date: 13/04/2018

Distance from Property: 1.4km



**3 SUDING CL, WY YUNG, VIC 3875**

 4  2  2

Sale Price

**\$760,000**

Sale Date: 11/04/2018

Distance from Property: 2.7km



**4 BALFOURS RD, LUCKNOW, VIC 3875**

 4  2  2

Sale Price

**\$650,000**

Sale Date: 08/09/2017

Distance from Property: 300m



This report has been compiled on 23/07/2018 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

11 BALFOURS ROAD, LUCKNOW, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$729,000

### Median sale price

Median price

\$293,750

House

Unit

Suburb

LUCKNOW

Period

01 July 2017 to 30 June 2018

Source

pricfinder

### Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 68 HOWITT AVE, EASTWOOD, VIC 3875 | \$678,000 | 13/04/2018   |
| 3 SUDING CL, WY YUNG, VIC 3875    | \$760,000 | 11/04/2018   |
| 4 BALFOURS RD, LUCKNOW, VIC 3875  | \$650,000 | 08/09/2017   |