

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 or locality and postcode

13 Craven Street, Lucas Vic 3350

Indicative selling price

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

Single price \$* or range between \$330,000 & \$350,000

Median sale price

Median price \$398,000 *House *Unit Suburb or locality Lucas

Period - From 01/03/18 to 01/03/19 Source CoreLogic

Comparable property sales

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
8 Bayfield Street, Lucas Vic 3350	\$342,900	20/04/18
1 Ewart Close, Lucas Vic 3350	\$339,500	22/11/18
16 Ocallaghan Parade, Lucas Vic 3350	\$346,900	31/05/18