

## 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

27 Lucia Crescent, Mount Clear Vic 3350

#### Indicative selling price

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

Range between \$395,000

&

\$415,000

#### Median sale price

Median price \$380,000 House  Unit  Suburb or locality Mount Clear

Period - From 01/07/2018

to 30/06/2019

Source REIV

#### 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	17 Lucia Cr MOUNT CLEAR 3350	\$410,000	26/02/2019
2	6 Lucia Cr MOUNT CLEAR 3350	\$395,000	15/05/2019
3	18 Lucia Cr MOUNT CLEAR 3350	\$370,000	06/04/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



17 Lucia Cr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 26/02/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 388 sqm approx



6 Lucia Cr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 15/05/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 305 sqm approx



18 Lucia Cr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 06/04/2018

**Rooms:** -

**Property Type:** House (Res)