

# 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

14 Warburton Drive, Lucas Vic 3350

### Indicative selling price

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

Single price \$475,000

### Median sale price

Median price \$420,000

Property Type House

Suburb Lucas

Period - From 01/10/2018

to 30/09/2019

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 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	180 Cuthberts Rd ALFREDTON 3350	\$520,000	28/04/2019
2	5 Franklin Ct ALFREDTON 3350	\$520,000	19/03/2019
3	111 Dyson Dr ALFREDTON 3350	\$475,000	15/02/2019

**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:

20/11/2019 15:25



**Property Type:** House

**Land Size:** 610 sqm approx

Agent Comments

## Comparable Properties



**180 Cuthberts Rd ALFREDTON 3350 (REI/VG)** Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 28/04/2019

**Property Type:** House

**Land Size:** 800 sqm approx



**5 Franklin Ct ALFREDTON 3350 (REI/VG)** Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 19/03/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 1196 sqm approx



**111 Dyson Dr ALFREDTON 3350 (REI/VG)** Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 15/02/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 640 sqm approx