

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

Lot 46, Kanooka Way, LUCKNOW VIC 3875

Indicative selling price

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

Single price

\$95,000

Median sale price

Median price

\$140,000

*Land

X

Suburb or locality

LUCKNOW VIC 3875

Period - From

Aug 2017

 to

Jul 2018

Source

RP Data Pty Ltd

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
1. 64 Lorimer Drive, EASTWOOD VIC 3875	\$140,000	28 May 2018
2. 18 Morton Drive, EASTWOOD VIC 3875	\$129,000	19 Jul 2018
3. 19A Callistemon Court, LUCKNOW VIC 3875	\$90,000	2 Feb 2018