

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CLEMATIS COURT, LUCKNOW, VIC

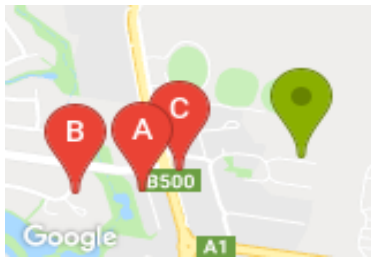
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Indicative Selling Price

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

Single Price: **\$369,000**

MEDIAN SALE PRICE



LUCKNOW, VIC, 3875

Suburb Median Sale Price (House)

\$297,500

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



19 THE GRA, LUCKNOW, VIC 3875

3 1 2

Sale Price

\$341,250

Sale Date: 13/06/2018

Distance from Property: 532m



7 MORTON DR, EASTWOOD, VIC 3875

3 2 2

Sale Price

\$390,000

Sale Date: 16/04/2018

Distance from Property: 751m



28 GREAT ALPINE RD, LUCKNOW, VIC

3 2 1

Sale Price

\$362,500

Sale Date: 06/12/2017

Distance from Property: 405m



This report has been compiled on 08/08/2018 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2018 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.

Property offered for

Address
Including suburb and
postcode

7 CLEMATIS COURT, LUCKNOW, VIC

Indicative selling price

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

Single Price:

\$369,000

Median sale price

Median price

\$297,500

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

Price

Date of sale

19 THE GRA, LUCKNOW, VIC 3875	\$341,250	13/06/2018
7 MORTON DR, EASTWOOD, VIC 3875	\$390,000	16/04/2018
28 GREAT ALPINE RD, LUCKNOW, VIC 3875	\$362,500	06/12/2017