

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
6 Bastow Lane, Lucas Vic 3350

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$350,400 House X Unit Suburb or locality Lucas

Period - From 01/10/2016 to 30/09/2017 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	4 Rowley St LUCAS 3350	\$325,000	23/05/2017
2	12 Lumsden Way LUCAS 3350	\$325,000	29/05/2017
3	14 Bastow La LUCAS 3350	\$325,000	23/06/2017

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: Land
Land Size: 226 sqm approx
Agent Comments

Indicative Selling Price
\$325,000
Median House Price
Year ending September 2017: \$350,400

Comparable Properties

4 Rowley St LUCAS 3350 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 23/05/2017
Rooms: -
Property Type: Land
Land Size: 330 sqm approx

12 Lumsden Way LUCAS 3350 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 29/05/2017
Rooms: -
Property Type: Land
Land Size: 329 sqm approx



14 Bastow La LUCAS 3350 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 23/06/2017
Rooms: -
Property Type: House
Land Size: 301 sqm approx