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	Lot 142, 135 Great Alpine Road, Lucknow VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$185,000	or range between	$	&	$

Median sale price

Median price	$128,000	Property type	Land	Suburb	Lucknow
Period - From	01 Jan 2021	to	31 Dec 2021	Source	Corelogic

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
45b Morton Drive Eastwood VIC 3875	$180,000	04-Nov-21
21B Morton Drive Eastwood VIC 3875	$179,000	12-May-21
12 Sheoak View Lucknow VIC 3875	$162,500	23-Feb-21

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: 14th January 2022