

# 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

18 Gribble Street, Lucas Vic 3350

### Indicative selling price

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

Range between \$749,000 & \$769,000

### Median sale price

Median price \$630,000 Property Type House Suburb Lucas

Period - From 19/09/2023 to 18/09/2024 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	18 Pernonie St LUCAS 3350	\$790,000	19/08/2024
2	19 Gribble St LUCAS 3350	\$750,000	31/07/2024
3	9 Corriedale Ct ALFREDTON 3350	\$765,000	30/05/2024

**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:

19/09/2024 14:11

18 Gribble Street, Lucas Vic 3350



**Property Type:** Land  
**Land Size:** 576 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$749,000 - \$769,000  
**Median House Price**  
19/09/2023 - 18/09/2024: \$630,000

## Comparable Properties



**18 Pernonie St LUCAS 3350 (REI)**

**Agent Comments**



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 19/08/2024  
**Property Type:** House (Res)



**19 Gribble St LUCAS 3350 (REI/VG)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 31/07/2024  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**9 Corriedale Ct ALFREDTON 3350 (REI/VG)**

**Agent Comments**



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 30/05/2024  
**Property Type:** House  
**Land Size:** 862 sqm approx

**Account - Integra Sales Pty Ltd | P: 0353225910**



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