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 andpostcode

62 Daly Drive, Lucas Vic 3350 r e

Indicative selling price

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

Range between	\$385,000	&	\$405,000
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Median sale price

Median price	\$358,500	Ηοι	ise X	Unit		Suburb or locality	Lucas
Period - From	01/07/2016	to	30/06/2017		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	8 Hunter St LUCAS 3352	\$435,000	20/09/2017
2	2 Harris Dr LUCAS 3350	\$393,000	09/10/2017
3	4 Matheson St LUCAS 3350	\$382,500	06/02/2017

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 62 Daly Drive, Lucas Vic 3350

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Rooms: Property Type: Agent Comments Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

> Indicative Selling Price \$385,000 - \$405,000 Median House Price Year ending June 2017: \$358,500

This exquisite home has left no stone unturned, with a viewing of the property a must for the discerning buyer. The north facing decking, side access, beautifully landscaped gardens, 2 x security systems and quality finishes are just some of the many advantages you will find at 62 Daly Drive. The 3 Bedroom home consists of Master with Ensuite & WIR, 2 further spacious bedrooms with BIR's, Main bathroom, 2nd Living Area, DLUG and the light filled open plan kitchen/dining/living area which opens out onto the rear decking. 900mm stainless steel appliances, stone benchtops.

Comparable Properties

8 Hunter St LUCAS 3352 (REI) 4 2 2 2 Price: \$435,000 Method: Private Sale Date: 20/09/2017 Rooms: - Property Type: House (Res) Land Size: 509 sqm approx	Agent Comments
2 Harris Dr LUCAS 3350 (REI) 4 2 2 2 Price: \$393,000 Method: Private Sale Date: 09/10/2017 Rooms: 6 Property Type: House Land Size: 384 sqm approx	Agent Comments
4 Matheson St LUCAS 3350 (REI/VG) 4 2 2 2 Price: \$382,500 Method: Private Sale Date: 06/02/2017 Rooms: 10 Property Type: House Land Size: 562 sqm approx	Agent Comments

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