

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

62 Daly Drive, Lucas Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000

&

\$405,000

Median sale price

Median price \$358,500

House

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.



Rooms:

Property Type:

Agent Comments

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)

Agent Comments

Price: \$435,000

Method: Private Sale

Date: 20/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 509 sqm approx



2 Harris Dr LUCAS 3350 (REI)

Agent Comments

Price: \$393,000

Method: Private Sale

Date: 09/10/2017

Rooms: 6

Property Type: House

Land Size: 384 sqm approx



4 Matheson St LUCAS 3350 (REI/VG)

Agent Comments

Price: \$382,500

Method: Private Sale

Date: 06/02/2017

Rooms: 10

Property Type: House

Land Size: 562 sqm approx