

# 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

58 Grainger Parade Lucas VIC 3350
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### Indicative selling price

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

Single price

\$515,000
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or range between

\$
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&

\$
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### Median sale price

Median price

\$315,000
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Property type

Land
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Suburb

Lucas
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Period - From

01.07.2021
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to

30.06.2022
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Source

Corelogic
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### Comparable property sales

**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:

28.07.2022
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