

## Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 700.0m from the focus property. The lowest sale price is \$615,000 and the highest sale price is \$725,000 with a median sale price of \$700,000. Days listed ranges from 22 to 63 days with the average currently at 40 days for these selected properties.

### 14 MCNAMEE BVD, LUCAS, VIC 3350

Distance from Property: 573m 4 2 2



Property Type: House  
Area: 612 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,144  
RPD: 563//PS730626

Sale Price: **\$700,000 (Normal Sale)**  
Sale Date: 01/04/2022 Days to Sell: **22 Days**  
Last Price: \$685,000 - \$705,000 Chg %:  
First Price: \$685,000 - \$705,000 Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS



### 131 SHORTRIDGE DR, LUCAS, VIC 3350

Distance from Property: 568m 4 3 2



Property Type: House  
Area: 576 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,259  
RPD: 1342//PS825899

Sale Price: **\$725,000 (Normal Sale)**  
Sale Date: 15/12/2022 Days to Sell: **63 Days**  
Last Price: \$730,000 - \$770,000 Chg %: **-0.7%**  
First Price: \$795,000 - \$845,000 Chg %: **-8.8%**

Features:



### 67 SHORTRIDGE DR, LUCAS, VIC 3350

Distance from Property: 66m 4 2 2



Property Type: House  
Area: 448 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,562  
RPD: 1506//PS825911

Sale Price: **\$700,000 (Normal Sale)**  
Sale Date: 04/08/2022 Days to Sell: **34 Days**  
Last Price: \$700,000 Chg %:  
First Price: \$770,000 Chg %: **-9.1%**

Features:



### 40 MARXSEN PDE, LUCAS, VIC 3350

Distance from Property: 344m 4 2 2



Property Type: House  
Area: 539 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,141  
RPD: 1384//PS825908

Sale Price: **\$615,000 (Normal Sale)**  
Sale Date: 14/09/2022 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



### 31 SHORTRIDGE DR, LUCAS, VIC 3350

Distance from Property: 320m 4 2 2



Property Type: House  
Area: 512 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,309  
RPD: 922//PS742241

Sale Price: **\$670,000 (Normal Sale)**  
Sale Date: 14/12/2022 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:

