

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

65 Shortridge Drive, Lucas Vic 3350

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Lucas

Period - From

01/04/2022

to

30/06/2022

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	70 Shortridge Dr LUCAS 3350	\$1,085,000	11/04/2022
2	85 Shortridge Dr LUCAS 3350	\$885,000	04/07/2022
3	72 Shortridge Dr LUCAS 3350	\$860,000	10/05/2022

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:

12/09/2022 14:01



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Property Type: House
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$895,000
Median House Price
June quarter 2022: \$695,000

Comparable Properties



70 Shortridge Dr LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$1,085,000
Method: Private Sale
Date: 11/04/2022
Property Type: House
Land Size: 511 sqm approx



85 Shortridge Dr LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$885,000
Method: Private Sale
Date: 04/07/2022
Property Type: House
Land Size: 576 sqm approx



72 Shortridge Dr LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$860,000
Method: Private Sale
Date: 10/05/2022
Property Type: House
Land Size: 512 sqm approx