

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 and
postcode

15 WILMOTT STREET LUCAS VIC 3350

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Lucas

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

39 OSHANNASSY PARADE LUCAS VIC 3350	\$585,000	05-Oct-21
61 DYSON DRIVE ALFREDTON VIC 3350	\$600,000	24-Sep-21
11 BUCHANAN DRIVE LUCAS VIC 3350	\$605,000	05-Jul-21

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.

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39 OSHANNASSY PARADE LUCAS VIC 3350

3 2 2

Sold Price

\$585,000

Sold Date

05-Oct-21

Distance

0.18km



61 DYSON DRIVE ALFREDTON VIC 3350

4 2 2

Sold Price

\$600,000

Sold Date

24-Sep-21

Distance

0.63km



11 BUCHANAN DRIVE LUCAS VIC 3350

4 2 2

Sold Price

\$605,000

Sold Date

05-Jul-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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