

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

23 QUIRK ROAD 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

\$329,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Lucas

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 POLKINGHORNE VIEW LUCAS VIC 3350	\$350,000	23-Oct-23
84 MESSENGER PARADE LUCAS VIC 3350	-	06-Jul-23
10 JARVIS WAY LUCAS VIC 3350	\$340,000	10-Jul-23

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: 25 October 2023



**5 POLKINGHORNE VIEW LUCAS
VIC 3350**

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Sold Price

^{RS} **\$350,000**

Sold Date

23-Oct-23

Distance

0.93km



**84 MESSENGER PARADE LUCAS
VIC 3350**

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Sold Price

^{RS} -

Sold Date

06-Jul-23

Distance

0.2km



10 JARVIS WAY LUCAS VIC 3350

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Sold Price

\$340,000

Sold Date

10-Jul-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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