

## 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

44 MESSENGER PARADE LUCAS VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$329,950

Property type

Land

Suburb

Lucas

Period-from

01 Jun 2022

to

31 May 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

38 TREMAIN DRIVE LUCAS VIC 3350	\$455,000	20-Jan-22
30 GRAINGER PARADE LUCAS VIC 3350	\$410,000	15-Aug-22
4 SNEDDON WAY LUCAS VIC 3350	\$390,000	17-Jun-22

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: 28 June 2023

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### 38 TREMAIN DRIVE LUCAS VIC 3350

Sold Price **\$455,000** Sold Date **20-Jan-22**

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  - 
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Distance **1.09km**



### 30 GRAINGER PARADE LUCAS VIC 3350

Sold Price **\$410,000** Sold Date **15-Aug-22**

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Distance **0.9km**



### 4 SNEDDON WAY LUCAS VIC 3350

Sold Price **\$390,000** Sold Date **17-Jun-22**

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Distance **0.83km**

RS = Recent sale      UN = Undisclosed Sale

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