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 (*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	Prope	erty type Land		Suburb	Lucas	
Period-from	01 Jun 2022	to	31 May 2	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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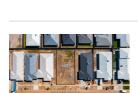
38 TREMAIN DRIVE LUCAS VIC 3350

Sold Price

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

Distance

1.09km



30 GRAINGER PARADE LUCAS VIC Sold Price 3350

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

Distance

0.9km



4 SNEDDON WAY LUCAS VIC 3350 Sold Price

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

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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