

## STATEMENT OF INFORMATION

23 GROAT STREET, LUCAS, VIC 3350

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**23 GROAT STREET, LUCAS, VIC 3350**

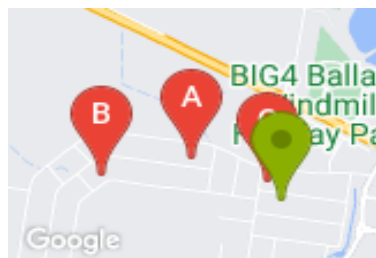
 4  2  3

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$775,000 to \$795,000**

## MEDIAN SALE PRICE



**LUCAS, VIC, 3350**

**Suburb Median Sale Price (House)**

**\$635,000**

01 April 2021 to 31 March 2022

Provided by: 

## COMPARABLE PROPERTIES

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.

**8 GRAINGER PDE, LUCAS, VIC 3350**

 4  2  2

**Sale Price**

**\$750,000**

Sale Date: 23/02/2022

Distance from Property: 334m



**54 MOORE WAY, LUCAS, VIC 3350**

 4  2  2

**Sale Price**

**\$815,500**

Sale Date: 01/02/2022

Distance from Property: 601m



**5 PATERSON ST, LUCAS, VIC 3350**

 5  2  2

**Sale Price**

**\$750,000**

Sale Date: 23/12/2021

Distance from Property: 82m



### Health and Wellbeing at Property Inspections & Auctions

At McGrath, the health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our inspections and auctions, we kindly ask you to follow these safety measures:

-  All attendees are required to check in via QR prior to entering the property.
-  Maintain social distancing of 1.5m at all times.
-  Face masks must be worn indoors.
-  Please refrain from touching surfaces inc fixtures and fittings.

Additionally, that you please refrain from entering a property if you:  
 - are showing any flu-like symptoms; or have been in contact with someone who is unwell  
 - have been in contact with someone who has been diagnosed with or exposed to COVID-19  
 - have returned from overseas in the last 14 days;  
 - have been in direct contact with a known person who has travelled interstate or overseas.

**buxton**

This report has been compiled on 04/05/2022 by McGrath Ballarat. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

23 GROAT STREET, LUCAS, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$775,000 to \$795,000

### Median sale price

Median price

\$635,000

Property type

House

Suburb

LUCAS

Period

01 April 2021 to 31 March 2022

Source



### Comparable property sales

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

|                                 |           |            |
|---------------------------------|-----------|------------|
| 8 GRAINGER PDE, LUCAS, VIC 3350 | \$750,000 | 23/02/2022 |
| 54 MOORE WAY, LUCAS, VIC 3350   | \$815,500 | 01/02/2022 |
| 5 PATERSON ST, LUCAS, VIC 3350  | \$750,000 | 23/12/2021 |

This Statement of Information was prepared on:

04/05/2022