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

67 SHORTRIDGE DRIVE LUCAS VIC 3350

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$749,900	&	\$785,000
n sale price house or unit as ap	nlicable)				
nouse of unit as ap					

Median Price	\$631,500	Prop	erty type	House		Suburb	Lucas
Period-from	01 Feb 2023	to	31 Jan 2	2024	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
79 SHORTRIDGE DRIVE LUCAS VIC 3350	\$870,000	14-Jun-23
78 SHORTRIDGE DRIVE LUCAS VIC 3350	\$825,000	09-Oct-23
34 MOORE WAY LUCAS VIC 3350	\$775,000	30-Jan-24

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 February 2024



consumer.vic.gov.au





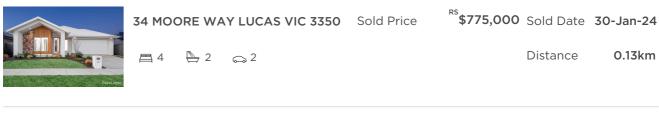


 79 SHORTRIDGE DRIVE LUCAS VIC
 Sold Price
 \$870,000
 Sold Date
 14-Jun-23

 3350
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 0.1km



78 SHC 3350	RTRIDG	E DRIV	E LUCAS VIC	Sold Price	\$825,000	Sold Date	09-Oct-23
昌 4	2 🚔	⊜ 2				Distance	0.12km





35 GRA 3350	INGER	PARADE LUCAS VI	C Sold Price	\$780,000	Sold Date	07-Dec-23
酉 4	2	⇔ 2			Distance	0.14km



 82 SHORTRIDGE DRIVE LUCAS VIC
 Sold Price
 Rs \$1,075,000
 Sold Date
 07-Dec-23

 3350
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RS = Recent sale UN = Undisclosed Sale

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