

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Sells Rd, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$610,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Lucas

Period - From

25/01/2022

to

24/01/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	40 Willoby Dr ALFREDTON 3350	\$615,000	22/10/2022
2	67 Warburton Dr LUCAS 3350	\$590,000	21/11/2022
3	24 Eleanor Dr LUCAS 3350	\$585,000	14/12/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/01/2023 17:33



 4  2  2

Property Type: Land
Land Size: 508 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$610,000
Median House Price
25/01/2022 - 24/01/2023: \$710,000

Comparable Properties



40 Willoby Dr ALFREDTON 3350 (REI/VG)

Agent Comments

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Price: \$615,000
Method: Private Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 459 sqm approx



67 Warburton Dr LUCAS 3350 (REI/VG)

Agent Comments

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Price: \$590,000
Method: Private Sale
Date: 21/11/2022
Property Type: House (Res)
Land Size: 553 sqm approx



24 Eleanor Dr LUCAS 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 525 sqm approx