

# 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 or  
locality and postcode

62 Daly Drive, Lucas Vic 3350

### Indicative selling price

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

Range between \$570,000 & \$580,000

### Median sale price

Median price \$630,000 Property Type House Suburb Lucas

Period - From 23/10/2023 to 22/10/2024 Source REIV

### 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
1	3 Hubbard St LUCAS 3350	\$560,000	21/06/2024
2	11 Craven St LUCAS 3350	\$556,500	22/05/2024
3	133 Shortridge Dr LUCAS 3350	\$595,000	12/04/2024

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:

23/10/2024 15:09



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 576 sqm approx

Agent Comments

## Comparable Properties



**3 Hubbard St LUCAS 3350 (REI/VG)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** House

**Land Size:** 330 sqm approx



**11 Craven St LUCAS 3350 (REI/VG)**

Agent Comments



**Price:** \$556,500

**Method:** Private Sale

**Date:** 22/05/2024

**Property Type:** House

**Land Size:** 450 sqm approx



**133 Shortridge Dr LUCAS 3350 (REI/VG)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 12/04/2024

**Property Type:** House (Res)

**Land Size:** 512 sqm approx