Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 62 Daly Drive, Lucas Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	I/underquot	ting		
Range betweer	\$570,000		&		\$580,000			
Median sale p	rice							
Median price	\$630,000	Pro	operty Type	Ηοι	ise		Suburb	Lucas
Period - From	23/10/2023	to	22/10/2024		So	ource	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.

Add	dress 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



62 Daly Drive, Lucas Vic 3350







Rooms: 5 Property Type: House (Res) Land Size: 576 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$570,000 - \$580,000 Median House Price 23/10/2023 - 22/10/2024: \$630,000

Comparable Properties



3 Hubbard St LUCAS 3350 (REI/VG)



Price: \$560,000 Method: Private Sale Date: 21/06/2024 Property Type: House Land Size: 330 sqm approx Agent Comments

Agent Comments



11 Craven St LUCAS 3350 (REI/VG)



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

Account - Ballarat Property Agents | P: 03 5324 2408





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.