

## 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

2 Lumsden Way, Lucas Vic 3350

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

Range between \$370,000

&amp;

\$390,000

**Median sale price**

Median price \$358,500

House

X

Unit

Suburb or locality Lucas

Period - From 01/07/2016

to

30/06/2017

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 eighteen 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	2 Harris Dr LUCAS 3350	\$393,000	09/10/2017
2	22 Eleanor Dr LUCAS 3350	\$370,000	22/02/2017
3	31 Matheson St LUCAS 3350	\$370,000	21/12/2016

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 eighteen months.



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**Rooms:****Property Type:** Land**Land Size:** 380 sqm approx

Agent Comments

**Indicative Selling Price**

\$370,000 - \$390,000

**Median House Price**

Year ending June 2017: \$358,500

Currently under construction and due for completion before Christmas is this quality McMaster home that has been cleverly designed to take in the outlook and will be eligible for the FHOG and zero stamp duty (subject to eligibility). Modern kitchen with stone benchtops, stainless steel appliances including dishwasher and walk in pantry. Open kitchen/meals/living area opening out to the merbau timber decked alfresco area and rear yard.

## Comparable Properties

**2 Harris Dr LUCAS 3350 (REI)**

Agent Comments

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**Price:** \$393,000**Method:** Private Sale**Date:** 09/10/2017**Rooms:** 6**Property Type:** House**Land Size:** 384 sqm approx**22 Eleanor Dr LUCAS 3350 (VG)**

Agent Comments

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**Price:** \$370,000**Method:** Sale**Date:** 22/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 406 sqm approx**31 Matheson St LUCAS 3350 (REI/VG)**

Agent Comments

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**Price:** \$370,000**Method:** Private Sale**Date:** 21/12/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 564 sqm approx