

# 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

35 Shortridge Drive Lucas VIC 3350

### Indicative selling price

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

Single price \$\* or range between \$730,000 & \$750,000

### Median sale price

Median price \$650,000 Property type House Suburb Lucas

Period - From 01.09.2021 to 31.08.2022 Source Corelogic

### Comparable property sales

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
54 Messenger Parade Lucas VIC 3350	\$740,000	23.07.2022
7 Zircon Street Alfredton VIC 3350	\$750,000	19.05.2022
8 Grainger Parade Lucas VIC 3350	\$750,000	23.02.2022

This Statement of Information was prepared on: 07.09.2022