

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

40 Marxsen Parade, Lucas Vic 3350

Indicative selling price

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

Range between \$640,000 & \$695,000

Median sale price

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

Period - From 13/04/2021 to 12/04/2022 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	25 Sydney Way ALFREDTON 3350	\$696,000	28/01/2022
2	64 Creekstone Dr ALFREDTON 3350	\$695,000	15/02/2022
3	26 Crowther Dr LUCAS 3350	\$665,000	17/11/2021

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:

13/04/2022 07:03



Property Type: Land
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$695,000

Median House Price
13/04/2021 - 12/04/2022: \$630,000

Comparable Properties



25 Sydney Way ALFREDTON 3350 (REI)

Agent Comments



Price: \$696,000
Method: Private Sale
Date: 28/01/2022
Property Type: House



64 Creekstone Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 15/02/2022
Property Type: House
Land Size: 495 sqm approx



26 Crowther Dr LUCAS 3350 (REI/VG)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 391 sqm approx