

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

11 Scanlon Street, Lucas Vic 3350

Indicative selling price

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

Range between \$575,000 & \$595,000

Median sale price

Median price \$655,000 Property Type House Suburb Lucas

Period - From 01/10/2024 to 31/12/2024 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	12 Wade PI LUCAS 3350	\$615,000	14/01/2025
2	11 Tangerine St ALFREDTON 3350	\$599,000	20/12/2024
3	16 Anglesea St WINTER VALLEY 3358	\$580,000	26/11/2024

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:

06/02/2025 18:28



Property Type: House

Land Size: 392 sqm approx

Agent Comments

Comparable Properties



12 Wade PI LUCAS 3350 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 14/01/2025

Property Type: House

Land Size: 511 sqm approx



11 Tangerine St ALFREDTON 3350 (REI)

Agent Comments



Price: \$599,000

Method: Private Sale

Date: 20/12/2024

Property Type: House

Land Size: 611 sqm approx



16 Anglesea St WINTER VALLEY 3358 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 388 sqm approx