

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 and
postcode

13 Holgate Road Lucas VIC 3350

Indicative selling price

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

Single Price

or range
between

\$499,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Lucas

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

4 McCallum Street Lucas VIC 3350	\$490,000	22-Oct-21
53 Daly Drive Lucas VIC 3350	\$510,143	10-Nov-21
20 Brind Way Lucas VIC 3350	\$539,900	21-Oct-21

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: 22 February 2022



4 McCallum Street Lucas VIC 3350

Sold Price

\$490,000

Sold Date

22-Oct-21

4 2 2

Distance

0.21km



53 Daly Drive Lucas VIC 3350

Sold Price

\$510,143

Sold Date

10-Nov-21

3 2 2

Distance

0.44km



20 Brind Way Lucas VIC 3350

Sold Price

\$539,900

Sold Date

21-Oct-21

3 2 2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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