

# 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

3 Eyckens Road, 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 \$ 595,000

&

\$620,000

### Median sale price

Median price \$640,000

Property Type House

Suburb Lucas

Period - From 01/07/2023

to 30/09/2023

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 Marxsen Pde LUCAS 3350	\$655,000	07/12/2023
2	9 Crowther Dr LUCAS 3350	\$620,000	13/09/2023
3	22 Marshall Rd LUCAS 3350	\$615,000	20/07/2022

**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:

17/12/2023 19:34



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**Property Type:** House  
**Land Size:** 392 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$650,000  
**Median House Price**  
September quarter 2023: \$640,000

## Comparable Properties



**25 Marxsen Pde LUCAS 3350 (REI)**

**Agent Comments**

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**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** House  
**Land Size:** 539 sqm approx



**9 Crowther Dr LUCAS 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** House  
**Land Size:** 512 sqm approx



**22 Marshall Rd LUCAS 3350 (VG)**

**Agent Comments**

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**Price:** \$615,000  
**Method:** Sale  
**Date:** 20/07/2022  
**Property Type:** House (Res)  
**Land Size:** 391 sqm approx

**Account - Ballarat Property Agents | P: 03 5324 2408**