

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

26 Craven Street, Lucas Vic 3350

Indicative selling price

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

Range between \$735,000

&

\$755,000

Median sale price

Median price \$640,000

Property Type House

Suburb Lucas

Period - From 01/07/2024

to

30/09/2024

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	18 Pernonie St LUCAS 3350	\$790,000	19/08/2024
2	34 Moore Way LUCAS 3350	\$775,000	09/01/2024
3	5 Mellish St LUCAS 3350	\$785,000	30/11/2023

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:

11/11/2024 08:42



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$735,000 - \$755,000
Median House Price
September quarter 2024: \$640,000

Comparable Properties



18 Pernonie St LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$790,000
Method: Private Sale
Date: 19/08/2024
Property Type: House (Res)



34 Moore Way LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$775,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 544 sqm approx



5 Mellish St LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$785,000
Method: Private Sale
Date: 30/11/2023
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Fletchers | P: 03 5333 4797



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