

# 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

7 Marxsen Parade, 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 \$700,000

&

\$730,000

### Median sale price

Median price \$672,500

Property Type House

Suburb Lucas

Period - From 01/01/2022

to 31/03/2022

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	7 Cockerall St LUCAS 3350	\$724,000	08/03/2022
2	37 Shortridge Dr LUCAS 3350	\$722,500	12/10/2021
3	6 Sutcliffe St LUCAS 3350	\$707,500	11/10/2021

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:

20/05/2022 10:30

7 Marxsen Parade, Lucas Vic 3350



Scott Petrie  
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**Indicative Selling Price**

\$700,000 - \$730,000

**Median House Price**

March quarter 2022: \$672,500



4 2 2

**Property Type:** House

**Land Size:** 480 sqm approx

**Agent Comments**

## Comparable Properties



**7 Cockerall St LUCAS 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$724,000

**Method:** Private Sale

**Date:** 08/03/2022

**Property Type:** House

**Land Size:** 480 sqm approx



**37 Shortridge Dr LUCAS 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$722,500

**Method:** Private Sale

**Date:** 12/10/2021

**Property Type:** House (Res)

**Land Size:** 588 sqm approx



**6 Sutcliffe St LUCAS 3350 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$707,500

**Method:** Private Sale

**Date:** 11/10/2021

**Property Type:** House

**Land Size:** 511 sqm approx

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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