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

104 SHORTRIDGE DRIVE 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	\$330,000	&	\$350,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$630,000	Prop	erty type		House	Suburb	Lucas
Period-from	01 Sep 2024	to	31 Aug 2	2025	Source		Cotality

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
LOT 622 CUTHBERTS ROAD LUCAS VIC 3350	\$350,000	11-Nov-24
LOT 601 WESTCOTT DRIVE LUCAS VIC 3350	\$345,000	19-Dec-24
LOT 599 WESTCOTT DRIVE LUCAS VIC 3350	\$345,000	19-Nov-24

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: 19 September 2025





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108 SHORTRIDGE DRIVE LUCAS VIC 3350

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Sold Price

\$556,000 Sold Date 21-Dec-24

0.03km Distance



27 CARBERY WAY LUCAS VIC 3350

Sold Price

\$340,000 Sold Date 22-Mar-24

Distance 0.05km



93 SHORTRIDGE DRIVE LUCAS VIC Sold Price

\$810,000 Sold Date **08-Jul-24**

Distance

0.1km

3350 **=** 2 ₽ 2 \$ 2

₾ 2

RS = Recent sale

UN = Undisclosed Sale

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