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

15 TODD STREET 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 betweer	30.30 000	&	\$650,000				
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$628,000	Property type	House	Suburb	Lucas				

Weddin Thee	φ020,000	Tiop		1100	150	Cuburb	Lucas	
Period-from	01 May 2024	to	30 Apr 20)25	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
21 TODD STREET LUCAS VIC 3350	\$627,500	14-May-24
17 PERNONIE STREET LUCAS VIC 3350	\$630,000	21-Oct-24
25 OROURKE STREET LUCAS VIC 3350	\$640,000	17-Jul-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: 13 May 2025

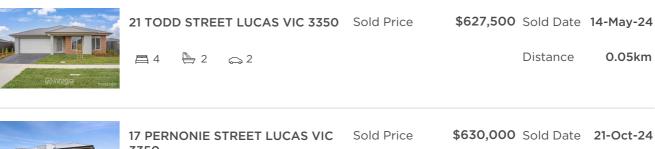


consumer.vic.gov.au

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17 PERNONIE STREET LUCAS VIC 3350			Sold Price	\$630,000	Sold Date	21-Oct-24
酉 4	2	<u></u>			Distance	0.32km



25 OR0 3350	OURKE S	STREET LUCAS VIC	Sold Price	\$640,000	Sold Date	17-Jul-24
酉 4	2	<u></u>			Distance	0.17km

RS = Recent sale UN = Undisclosed Sale

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