

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

21 FAWCETT ROAD 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,750

Property type

House

Suburb

Lucas

Period-from

01 Jul 2024

to

30 Jun 2025

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

6 JOLLY PARADE LUCAS VIC 3350	\$1,000,000	14-Feb-25
28 HOLLIOAKE DRIVE LUCAS VIC 3350	\$1,016,000	07-Feb-25
9 ALFREDTON DRIVE ALFREDTON VIC 3350	\$990,000	02-Feb-25

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: 02 July 2025



6 JOLLY PARADE LUCAS VIC 3350 Sold Price **\$1,000,000** Sold Date **14-Feb-25**

 4  2  2

Distance **1.58km**



28 HOLLIOAKE DRIVE LUCAS VIC 3350 Sold Price **\$1,016,000** Sold Date **07-Feb-25**

 4  2  2

Distance **0.49km**



9 ALFREDTON DRIVE ALFREDTON VIC 3350 Sold Price **\$990,000** Sold Date **02-Feb-25**

 3  2  2

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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