

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

68 Grainger Parade, Lucas Vic 3350

Indicative selling price

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

Range between \$815,000

&

\$845,000

Median sale price

Median price \$700,000

Property Type House

Suburb Lucas

Period - From 19/06/2022

to

18/06/2023

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 eighteen 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	6 Tunbridge St LUCAS 3350	\$820,000	15/03/2023
2	15 Whatman St LUCAS 3350	\$815,000	04/04/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

19/06/2023 14:24



4 2 2

Property Type: House
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$815,000 - \$845,000
Median House Price
19/06/2022 - 18/06/2023: \$700,000

Comparable Properties



6 Tunbridge St LUCAS 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$820,000
Method: Private Sale
Date: 15/03/2023
Property Type: House (Res)
Land Size: 571 sqm approx



15 Whatman St LUCAS 3350 (REI)

Agent Comments

4 2 2

Price: \$815,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 576 sqm approx

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 eighteen months.

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