

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

8 Kernick Street, Lucas Vic 3350

Indicative selling price

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

Range between \$710,000 & \$720,000

Median sale price

Median price \$628,000 Property Type House Suburb Lucas

Period - From 17/10/2024 to 16/10/2025 Source Property Data

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	24 McLeod Cr LUCAS 3350	\$703,500	20/03/2025
2	17 Shortridge Dr LUCAS 3350	\$740,000	29/05/2025
3	23 Goddard St LUCAS 3350	\$720,000	12/04/2025

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:

17/10/2025 15:49



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Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Comparable Properties

24 McLeod Cr LUCAS 3350 (REI)

Agent Comments

 4  2  2

Price: \$703,500

Method:

Date: 20/03/2025

Property Type: House



17 Shortridge Dr LUCAS 3350 (VG)

Agent Comments

 4  -  -

Price: \$740,000

Method: Sale

Date: 29/05/2025

Property Type: House (Res)

Land Size: 589 sqm approx



23 Goddard St LUCAS 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$720,000

Method: Private Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 400 sqm approx