Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	8 Kernick Street, Lucas Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$710,000	&	\$720,000
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Median sale price

Median price	\$628,000	Pro	perty Type	louse]	Suburb	Lucas
Period - From	17/10/2024	to	16/10/2025	So	ource	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.

Ad	dress 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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> **Indicative Selling Price** \$710,000 - \$720,000 **Median House Price** 17/10/2024 - 16/10/2025: \$628,000





Property Type: House (Res) Land Size: 576 sqm approx **Agent Comments**

Comparable Properties

24 McLeod Cr LUCAS 3350 (REI)





Price: \$703,500 Method:

Date: 20/03/2025 Property Type: House **Agent Comments**



17 Shortridge Dr LUCAS 3350 (VG)





Agent Comments

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)





Price: \$720,000 Method: Private Sale Date: 12/04/2025

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408





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