

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

13 Matheson 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

\$429,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,250

Property type

House

Suburb

Lucas

Period-from

01 Oct 2018

to

30 Sep 2019

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

| Address of comparable property | Price | Date of sale |
|----------------------------------|-----------|--------------|
| 3 Harris Drive Lucas VIC 3350 | \$425,000 | 03-Jul-18 |
| 17 Merz Street Lucas VIC 3350 | \$430,000 | 01-May-19 |
| 7 McCallum Street Lucas VIC 3350 | \$427,500 | 12-Apr-19 |

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: 29 October 2019

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3 Harris Drive Lucas VIC 3350

Sold Price **\$425,000** Sold Date **03-Jul-18**

4 2 2

Distance **0.48km**



17 Merz Street Lucas VIC 3350

Sold Price **\$430,000** Sold Date **01-May-19**

4 2 2

Distance **0.53km**



7 McCallum Street Lucas VIC 3350

Sold Price **\$427,500** Sold Date **12-Apr-19**

4 2 2

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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