

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

14 Marxsen Parade, Lucas Vic 3350

Indicative selling price

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

Range between

\$640,000

&

\$665,000

Median sale price

Median price

\$668,250

Property Type

House

Suburb

Lucas

Period - From

01/10/2023

to

31/12/2023

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 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	15 Scanlon St LUCAS 3350	\$680,000	22/02/2024
2	5 Hillman Gr LUCAS 3350	\$680,000	12/01/2024
3	25 Marxsen Pde LUCAS 3350	\$655,000	07/12/2023

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:

27/02/2024 10:49



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Property Type: House
Land Size: 448 sqm approx
 Agent Comments

Indicative Selling Price
 \$640,000 - \$665,000
Median House Price
 December quarter 2023: \$668,250

Comparable Properties



15 Scanlon St LUCAS 3350 (REI)

Agent Comments

4
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Price: \$680,000
Method: Private Sale
Date: 22/02/2024
Property Type: House
Land Size: 525 sqm approx



5 Hillman Gr LUCAS 3350 (REI)

Agent Comments

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 2

Price: \$680,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 569 sqm approx



25 Marxsen Pde LUCAS 3350 (REI/VG)

Agent Comments

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 2

Price: \$655,000
Method: Private Sale
Date: 07/12/2023
Property Type: House
Land Size: 539 sqm approx

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