## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$640,000		&		\$665,000			
Median sale p	rice							
Median price	\$668,250	Pro	operty Type	Hou	ISE		Suburb	Lucas
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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



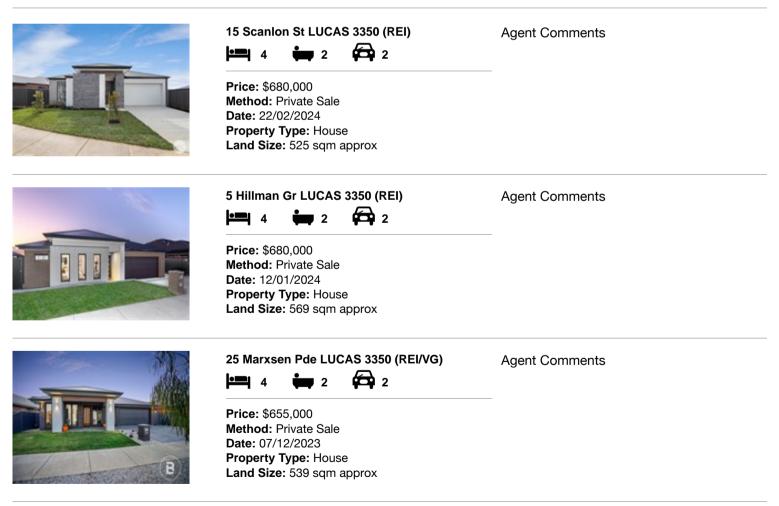






Property Type: House Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$640,000 - \$665,000 Median House Price December quarter 2023: \$668,250

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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