

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

4 GRAINGER PARADE 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

or range
between

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,500

Property type

House

Suburb

Lucas

Period-from

01 Feb 2023

to

31 Jan 2024

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

Price

Date of sale

3 GRANLAND WAY LUCAS VIC 3350	\$865,000	10-Aug-23
9 GRANLAND WAY LUCAS VIC 3350	\$795,000	20-Oct-23
61 SHORTRIDGE DRIVE LUCAS VIC 3350	\$750,000	24-Mar-23

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: 28 February 2024



3 GRANLAND WAY LUCAS VIC 3350

 4  2  4

Sold Price **\$865,000** Sold Date **10-Aug-23**

Distance **0.06km**



9 GRANLAND WAY LUCAS VIC 3350

 4  2  3

Sold Price **\$795,000** Sold Date **20-Oct-23**

Distance **0.08km**



61 SHORTRIDGE DRIVE LUCAS VIC 3350

 4  2  2

Sold Price **\$750,000** Sold Date **24-Mar-23**

Distance **0.09km**



44 SHORTRIDGE DRIVE LUCAS VIC 3350

 4  2  2

Sold Price **\$775,000** Sold Date **04-Dec-23**

Distance **0.11km**



20 GRAINGER PARADE LUCAS VIC 3350

 4  2  2

Sold Price **\$870,000** Sold Date **17-Jan-23**

Distance **0.13km**



35 MOORE WAY LUCAS VIC 3350

 4  2  2

Sold Price **\$798,000** Sold Date **30-Sep-22**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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34 MOORE WAY LUCAS VIC 3350

Sold Price

^{RS}

\$775,000

Sold Date

30-Jan-24

 4

 2

 2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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