

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

7 Pernonie Street, Lucas Vic 3350

Indicative selling price

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

Range between \$725,000 & \$745,000

Median sale price

Median price \$640,000 Property Type House Suburb Lucas

Period - From 01/04/2023 to 31/03/2024 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	63 Fawcett Rd LUCAS 3350	\$745,000	16/07/2023
2	33 Blomeley Dr LUCAS 3350	\$735,000	08/12/2023
3	16 Eleanor Dr LUCAS 3350	\$710,000	31/01/2024

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:

15/04/2024 13:28



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Property Type: House
Land Size: 480 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000 - \$745,000
Median House Price
 Year ending March 2024: \$640,000

Comparable Properties



63 Fawcett Rd LUCAS 3350 (VG)

Agent Comments

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Price: \$745,000
Method: Sale
Date: 16/07/2023
Property Type: House (Res)
Land Size: 583 sqm approx



33 Blomeley Dr LUCAS 3350 (REI/VG)

Agent Comments

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Price: \$735,000
Method: Private Sale
Date: 08/12/2023
Property Type: House
Land Size: 512 sqm approx



16 Eleanor Dr LUCAS 3350 (REI/VG)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 493 sqm approx

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