

#### Property offered for sale

Address: 25 Wilmott Street Lucas

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$530,000 & \$550,000

#### Median sale price

Median price: \$350,400 House Suburb: Lucas  
Period - From: 01/10/2016 to 30/09/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 2 Eleanor Dr LUCAS

4 2 2

This ex display home has features which are the culmination of superb building skills and fantastic design features; hallmarks of

**Sold by Private Sale \$520,000**  
**Date Sold Mar 2017**  
**Land 641 SqM**



#### 7 Alfredton Dr ALFREDTON

4 2 4

Located in popular Alfredton amongst quality homes on a large block (997m2 approx.) is this sensational family entertainer with

**Sold by Private Sale \$545,000**  
**Date Sold Nov 2016**  
**Land 997 SqM**



#### 3 Cahill Ct LUCAS

4 2 2

This stunning double story home is positioned to perfection and has been meticulously designed for the growing family. From the

**Sold by Private Sale \$560,000**  
**Date Sold Dec 2016**  
**Land 604 SqM**