

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 (Lot 1072) Moore Way,
Lucas 3350**

Indicative selling price

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

Single price \$394,900

Median sale price

Median **House** for **Lucas** for period **Jul 2018 - Jun 2019**

Sourced from **Price Finder**.

\$195,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

32 Mellish Street,
Lucas 3350

Price **\$399,000** Sold 27
February 2019

31 Tremain Drive,
Lucas 3350

Price **\$401,050** Sold 08 July
2019

7 Rawlings Street,
Lucas 3350

Price **\$387,000** Sold 23 July
2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

House



3 beds



2 baths



2 parking

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



Catharina Hartzheim
PRDnationwide

(03) 5329 4609
0429 880 290
catharinah@prdballarat.com.au



Robert McClure
PRDnationwide

(03) 5329 4628
0418 508 808
robm@prdballarat.com.au

