buxton

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

10 Marshall Road, Lucas, VIC 3350

Indicative selling price

\$399,000 - \$415,000

Range between

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

Median sale price

Median price \$ 425,000

House

*Delete house or unit as applicable

Suburb

LUCAS

Period

22/01/2018 - 22/07/2019

Source Price Finder

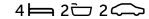
Comparable property sales

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



3 HARRIS DRIVE LUCAS

Normal Sale \$425,000 Date Sold 03/07/2018 Land 495 sgm





21 HOLGATE ROAD LUCAS

Agents Advice - Sale *\$420,000 **Date Sold** 24/05/2019 **Land** 500 sgm

4 **=** 2 **=** 2 **=**



27 MCCALLUM STREET LUCAS

Normal Sale \$390,000 Date Sold 23/01/2018 Land 565 sgm 4 **□** 2 □ 2 □