

## 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](http://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

4 2 2

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



21 HOLGATE ROAD  
LUCAS

4 2 2

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



27 MCCALLUM STREET  
LUCAS

4 2 2

Normal Sale \$390,000  
Date Sold 23/01/2018  
Land 565 sqm