

## 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

Lot 957 Groat Street, Lucas Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$410,000

#### Median sale price

Median price \$350,400 House  Unit  Suburb or locality Lucas

Period - From 01/10/2016 to 30/09/2017 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 eighteen 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	103 Oshannassy Pde LUCAS 3350	\$415,000	05/10/2017
2	62 Daly Dr LUCAS 3350	\$405,000	31/10/2017
3	2 Harris Dr LUCAS 3350	\$393,000	09/10/2017

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 eighteen months.

Tony Douglass

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**Indicative Selling Price**

\$395,000 - \$410,000

**Median House Price**

Year ending September 2017: \$350,400



4   2   2

**Rooms:**

**Property Type:**

Agent Comments

Eligible for the 20k FHOG, whilst also offering exceptional tax benefits for the savvy investor, this high quality McMaster build offers above and beyond the norm. Located on a low maintenance 374m2 allotment, the functional floorplan flows through from start to finish, maximising the use of space. Consisting of 4 Bedrooms (Ensuite & WIR to master), 2 Bathrooms, DLUG, Kitchen with 900mm Technika appliances & Stone bench tops (including island) & open plan dining / living which opens onto the private north facing Alfresco.

## Comparable Properties



**103 Oshannassy Pde LUCAS 3350 (REI)**

Agent Comments

3   2   2

**Price:** \$415,000

**Method:** Private Sale

**Date:** 05/10/2017

**Rooms:** -

**Property Type:** House (Res)



**62 Daly Dr LUCAS 3350 (REI)**

Agent Comments

3   2   2

**Price:** \$405,000

**Method:** Private Sale

**Date:** 31/10/2017

**Rooms:** 5

**Property Type:** House (Res)



**2 Harris Dr LUCAS 3350 (REI)**

Agent Comments

4   2   2

**Price:** \$393,000

**Method:** Private Sale

**Date:** 09/10/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 384 sqm approx