



Statement of Information

Sections 47AF of the Estate Agents Act 1980

13 Holgate Road, Lucas 3350

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$380,000 - \$390,000

Median sale price

Median **House** for **Lucas** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$393,000

PRDnationwide Ballarat

51 Lydiard Street South,
BALLARAT VIC 3350

Contact agents



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Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

26 Wilmott Street,
Lucas 3350

Price **\$385,000** Sold 29
March 2018

2 Lumsden Way,
Lucas 3350

Price **\$375,000** Sold 23
March 2018

12 Sutcliffe Street,
Lucas 3350

Price **\$392,000** Sold 12
February 2018

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 Pricefinder.

