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	12 Messenger Parade Lucas VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$649,000	&	$680,000

Median sale price

Median price	$530,000	Property type	*House*	Suburb	Lucas
Period - From	01/10/2020	to	30/09/2021	Source	Corelogic

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 Hillman Grove Lucas VIC 3350	$680,000	13/07/2021
7 Daly Drive Lucas VIC 3350	$679,000	16/07/2021
74 Warburton Drive Lucas VIC 3350	$705,000	21/04/2021

This Statement of Information was prepared on: 22/10/2021