

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

10 Mcgeachin Street, Lucas Vic 3350

Indicative selling price

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

Range between \$595,000 & \$640,000

Median sale price

Median price \$630,000 Property Type House Suburb Lucas

Period - From 23/04/2024 to 22/04/2025 Source Property Data

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 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
1	62 Grainger Pde LUCAS 3350	\$600,000	23/01/2025
2	12 Paterson St LUCAS 3350	\$590,000	06/01/2025
3	2 Mcgeachin St LUCAS 3350	\$615,000	04/06/2024

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 18 months.~~

This Statement of Information was prepared on:

23/04/2025 13:13



3 2 2

Property Type: House
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$640,000
Median House Price
23/04/2024 - 22/04/2025: \$630,000

Comparable Properties



62 Grainger Pde LUCAS 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 447 sqm approx



12 Paterson St LUCAS 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$590,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 367 sqm approx



2 Mcgeachin St LUCAS 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$615,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 369 sqm approx

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