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	10 Mcgeachin Street, Lucas Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$595,000	&	\$640,000
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Median sale price

Median price	\$630,000	Pro	perty 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







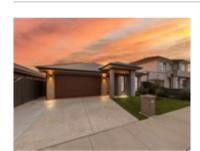


Property Type: House Land Size: 512 sqm approx

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)

Price: \$600,000 Method: Private Sale Date: 23/01/2025 Property Type: House

Land Size: 447 sqm approx

Agent Comments



12 Paterson St LUCAS 3350 (REI/VG)

Agent Comments

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



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

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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