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	161 Shortridge Drive, 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	$240,000	or range between	$*	&	$*

Median sale price

Median price	$195,000	Property type	*Land*	Suburb	Lucas
Period - From	01/08/2019	to	31/07/2020	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
45 Eleanor Drive, Lucas Vic 3350	$255,000	29/06/2020
3 Granland Way, Lucas Vic 3350	$240,000	07/07/2020
14 Groat Street, Lucas Vic 3350	$270,000	27/07/2020

This Statement of Information was prepared on: 24/09/20