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	20 Moore Way, Lucas Vic 3350

Indicative selling price

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

Range between $745,000 & $785,000

Median sale price

Median price $655,000 Property Type House Suburb Lucas

Period - From 01/10/2024 to 31/12/2024 Source REIV

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	18 Gribble St LUCAS 3350	$750,000	15/10/2024
2	47 Sydney Way ALFREDTON 3350	$800,000	05/09/2024
3	34 Moore Way LUCAS 3350	$775,000	09/01/2024

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: 30/01/2025 15:51

20 Moore Way, Lucas Vic 3350



4 2 2

Property Type: House
Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price
$745,000 - $785,000
Median House Price
December quarter 2024: $655,000

Comparable Properties



18 Gribble St LUCAS 3350 (VG)

4 - -

Price: $750,000
Method: Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 576 sqm approx

Agent Comments



47 Sydney Way ALFREDTON 3350 (REI/VG)

4 2 2

Price: $800,000
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 641 sqm approx

Agent Comments



34 Moore Way LUCAS 3350 (REI/VG)

4 2 2

Price: $775,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 544 sqm approx

Agent Comments

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

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