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	11 Oshannassy Parade, Lucas Vic 3350

Indicative selling price

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

Range between $549,000 & $585,000

Median sale price

Median price $630,000 Property Type House Suburb Lucas

Period - From 24/02/2024 to 23/02/2025 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	31 Cuzens Rd ALFREDTON 3350	$562,000	19/02/2025
2	124 Shortridge Dr LUCAS 3350	$570,000	13/01/2025
3	16 Wade Pl LUCAS 3350	$570,000	09/05/2024

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: 24/02/2025 16:01

11 Oshannassy Parade, Lucas Vic 3350



4 2 2

Property Type: House
Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price
$549,000 - $585,000
Median House Price
24/02/2024 - 23/02/2025: $630,000

Comparable Properties



31 Cuzens Rd ALFREDTON 3350 (REI)

4 2 2

Price: $562,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 573 sqm approx

Agent Comments



124 Shortridge Dr LUCAS 3350 (REI/VG)

4 2 2

Price: $570,000
Method: Private Sale
Date: 13/01/2025
Property Type: House
Land Size: 448 sqm approx

Agent Comments



16 Wade Pl LUCAS 3350 (REI/VG)

4 2 2

Price: $570,000
Method: Private Sale
Date: 09/05/2024
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments

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

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