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	8/33 Tremain Drive, Lucas Vic 3350

Indicative selling price

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

Range between $400,000 & $430,000

Median sale price*

Median price | Property Type | Suburb Lucas

Period - From | to | Source

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 eighteen 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	17 Echo Pl ALFREDTON 3350	$420,000	19/02/2025
2	4/13 Almurta St ALFREDTON 3350	$340,000	26/11/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 27/05/2025 10:44

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

8/33 Tremain Drive, Lucas Vic 3350



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$400,000 - $430,000
No median price available

Comparable Properties



17 Echo Pl ALFREDTON 3350 (REI/VG)

2 2 1

Price: $420,000
Method: Private Sale
Date: 19/02/2025
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments



4/13 Almurta St ALFREDTON 3350 (REI/VG)

2 1 1

Price: $340,000
Method: Private Sale
Date: 26/11/2024
Property Type: Unit

Agent Comments

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 eighteen months.

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

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