### 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	84 Shortridge Drive, 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 \$290,000 & \$310,000	Range between	\$290,000	&	\$310,000
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#### Median sale price

Median price \$620,000	Pro	perty Type H	ouse		Suburb	Lucas
Period - From 01/07/2024	to	30/06/2025	So	ource	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	47 Sullivan St LUCAS 3350	\$300,000	15/05/2025
2	11 Marxsen Pde LUCAS 3350	\$290,000	02/05/2025
3	2 Sneddon Way LUCAS 3350	\$310,000	29/01/2025

#### 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:	08/07/2025 12:34













Property Type: Land Land Size: 585 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$290,000 - \$310,000 **Median House Price** Year ending June 2025: \$620,000

# Comparable Properties



47 Sullivan St LUCAS 3350 (REI/VG)



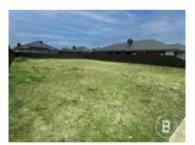




Price: \$300,000 Method: Private Sale Date: 15/05/2025 **Property Type:** Land

Land Size: 607 sqm approx

**Agent Comments** 



11 Marxsen Pde LUCAS 3350 (REI)









**Agent Comments** 

Price: \$290,000 Method: Private Sale Date: 02/05/2025

Property Type: Land (Res) Land Size: 600 sqm approx



2 Sneddon Way LUCAS 3350 (REI/VG)



**Agent Comments** 

Price: \$310,000 Method: Private Sale Date: 29/01/2025 Property Type: Land

Land Size: 645 sqm approx

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