

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 and
postcode

229 CUTHBERTS ROAD 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Lucas

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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

15 LAKELAND DRIVE LUCAS VIC 3350	\$330,000	17-Nov-22
3 HAMMOND STREET LUCAS VIC 3350	\$330,000	09-Sep-22
17 LAKELAND DRIVE LUCAS VIC 3350	\$305,000	13-Jan-23

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: 20 February 2023



15 LAKELAND DRIVE LUCAS VIC 3350



Sold Price

\$330,000

Sold Date

17-Nov-22

Distance

1.55km



3 HAMMOND STREET LUCAS VIC 3350



Sold Price

Sold Date

09-Sep-22

Distance

1.44km



17 LAKELAND DRIVE LUCAS VIC 3350



Sold Price

^{RS} **\$305,000**

Sold Date

13-Jan-23

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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