

# 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

14 Hutchinson Drive, Lucas Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$685,000 & \$720,000

### Median sale price

Median price \$760,000 Property Type House Suburb Lucas

Period - From 01/07/2022 to 30/09/2022 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	1 Cahill CI LUCAS 3350	\$715,000	14/10/2022
2	7 Marxsen Pde LUCAS 3350	\$715,000	08/07/2022
3	41 Wexford St ALFREDTON 3350	\$685,000	22/09/2022

**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:

22/10/2022 09:51

14 Hutchinson Drive, Lucas Vic 3350



Scott Petrie  
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4 2 2

**Property Type:** House  
**Land Size:** 560 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$685,000 - \$720,000  
**Median House Price**  
September quarter 2022: \$760,000

## Comparable Properties



1 Cahill CI LUCAS 3350 (REI)

**Agent Comments**

4 2 2

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 14/10/2022  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx



7 Marxsen Pde LUCAS 3350 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 08/07/2022  
**Property Type:** House  
**Land Size:** 480 sqm approx



41 Wexford St ALFREDTON 3350 (REI)

**Agent Comments**

4 2 2

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 22/09/2022  
**Property Type:** House  
**Land Size:** 560 sqm approx

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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