## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address |14 Hutchinson Drive, Lucas Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$685,000		&		\$720,000			
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Hou	se		Suburb	Lucas
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ade	dress 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





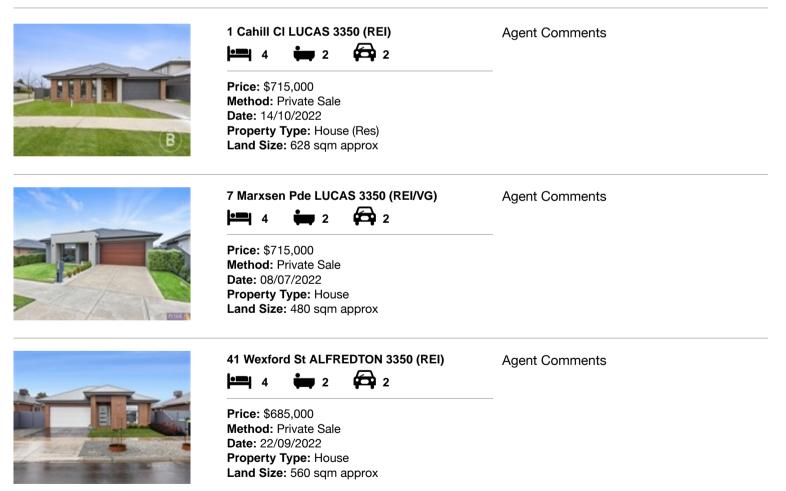
Scott Petrie



**Property Type:** House **Land Size:** 560 sqm approx Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

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

# **Comparable Properties**



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





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