## 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





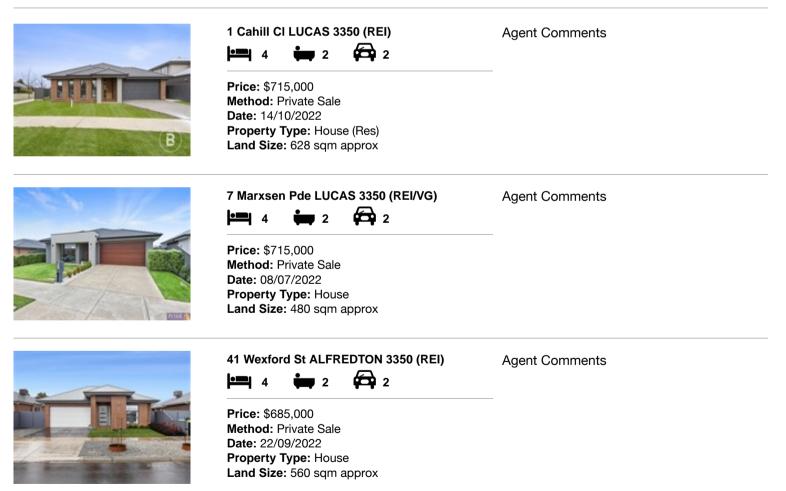
Scott Petrie



**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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