

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

24 MARTLAND STREET 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

\$355,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Land

Suburb

Lucas

Period-from

01 Mar 2021

to

28 Feb 2022

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

4 PERNONIE STREET LUCAS VIC 3350	\$330,000	28-Feb-22
14 HOLLIOAKE DRIVE LUCAS VIC 3350	\$410,000	29-Jan-22
22 HUTCHINSON DRIVE LUCAS VIC 3350	\$355,000	21-Dec-21

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: 16 March 2022

 <p>Under Government Guidelines Please be advised that under Government guidelines it is compulsory at all inspections to show photo ID and check in using the unique QR code prior to entry. All attendees to an inspection must check in irrespective of the period of time of their visit. Thank you for your co-operation.</p> <p>PRD. </p>	4 PERNONIE STREET LUCAS VIC 3350	Sold Price	^{RS} \$330,000	Sold Date	28-Feb-22	Distance	-
 <p>Under Government Guidelines Please be advised that under Government guidelines it is compulsory at all inspections to show photo ID and check in using the unique QR code prior to entry. All attendees to an inspection must check in irrespective of the period of time of their visit. Thank you for your co-operation.</p> <p>PRD. </p>	14 HOLLIOAKE DRIVE LUCAS VIC 3350	Sold Price	\$410,000	Sold Date	29-Jan-22	Distance	-
 <p>Under Government Guidelines Please be advised that under Government guidelines it is compulsory at all inspections to show photo ID and check in using the unique QR code prior to entry. All attendees to an inspection must check in irrespective of the period of time of their visit. Thank you for your co-operation.</p> <p>PRD. </p>	22 HUTCHINSON DRIVE LUCAS VIC 3350	Sold Price	\$355,000	Sold Date	21-Dec-21	Distance	-

RS = Recent sale UN = Undisclosed Sale

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