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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$319,900	or range between		&			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$308,000	Property type		Land		Suburb	Lucas
Period-from	01 Feb 2023	to	31 Jan 2	2024	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
7 HUBBARD STREET LUCAS VIC 3350	\$330,000	03-Aug-23
10 JARVIS WAY LUCAS VIC 3350	\$340,000	10-Jul-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.

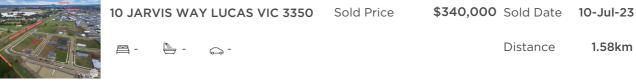
This Statement of Information was prepared on: 26 February 2024



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	7 HUBBARD STREET LUCAS VIC 3350	Sold Price	\$330,000 Sold Date 03-Aug-23		
	▤- ﴾- ♀-		Dista	nce 1.37km	
Neg S					



RS = Recent sale UN = Undisclosed Sale

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