

# 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

11 Hammond Street Lucas VIC 3350

### Indicative selling price

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

Single price

or range between

\$325,000

&

\$345,000

### Median sale price

Median price

\$320,000

Property type

Land

Suburb

Lucas

Period - From

01.09.2021

to

31.08.2022

Source

Corelogic

### Comparable property sales

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
75 Verdale Drive Alfredton VIC 3350	\$359,000	18-11-2021
33 Paterson Street Lucas VIC 3350	\$370,000	17-11-2021
84 Shortridge Drive Lucas VIC 3350	\$360,000	16-11-2021

This Statement of Information was prepared on:

15.09.2022