

## 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 Paterson 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)

Range between \$399,000

&

\$415,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Lucas

Period - From

to

Source

#### 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 eighteen 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
1	71 Warburton Dr LUCAS 3350	\$430,000	21/12/2017
2	17 Sutcliffe St LUCAS 3350	\$395,000	31/01/2018
3	2 Harris Dr LUCAS 3350	\$393,000	09/10/2017

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 eighteen months.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4   
 2   
 2

**Rooms:** 6**Property Type:** House (Res)

Agent Comments

Eligible for the 20k FHOG, whilst also offering exceptional tax benefits for the savvy investor, this high quality McMaster build offers above and beyond the norm. Located on a low maintenance 352m2 allotment, the functional floorplan flows through from start to finish, maximising the use of space. Consisting of 3/4 Bedrooms (Ensuite & WIR to master), 2 Bathrooms, DLUG, Kitchen with 900mm Technika appliances & Stone bench tops (including island), open plan dining / living which opens onto the private north facing Alfresco & a second Living area at the front of the house.

## Comparable Properties

**71 Warburton Dr LUCAS 3350 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$430,000**Method:** Private Sale**Date:** 21/12/2017**Rooms:** -**Property Type:** House**Land Size:** 496 sqm approx**17 Sutcliffe St LUCAS 3350 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$395,000**Method:** Private Sale**Date:** 31/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 479 sqm approx**2 Harris Dr LUCAS 3350 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$393,000**Method:** Private Sale**Date:** 09/10/2017**Rooms:** 6**Property Type:** House**Land Size:** 384 sqm approx