# 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

<b>6 HUTCHINSON DRIVE LUCAS</b>	VIC 3350
	10 0000

### Indicative selling price

Period-from

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

Single Price		or rang betwee	5 3.3.30 000	&	\$340,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$305,000	Property type	Land	Suburb	Lucas		

30 Sep 2023

### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2022

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A\* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale		
229 CUTHBERTS ROAD LUCAS VIC 3350	\$330,000	07-Mar-23		
10 JARVIS WAY LUCAS VIC 3350	\$340,000	10-Jul-23		
52 LONGFORD ROAD ALFREDTON VIC 3350	\$338,000	14-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: 06 October 2023

Source



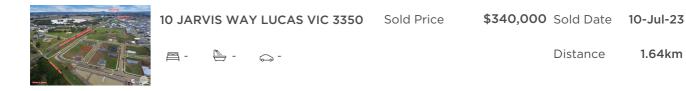
Corelogic

consumer.vic.gov.au



1.64km

C29m	229 CUTHBERTS ROAD LUCAS VIC Sold Price 3350				\$330,000	Sold Date	07-Mar-23
	<b>-</b>	-	⇔ -			Distance	0.09km





52 LON VIC 335		ROAD ALFREDTON	Sold Price	\$338,000	Sold Date	14-Jul-23
昌-	-	<b>Ģ</b> -			Distance	1.97km

#### **RS** = Recent sale UN = Undisclosed Sale

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