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

10 HUTCHINSON DRIVE LUCAS VIC 3350

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 range between	\$795,000	&	\$835,000					
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$320,000	Property type	House	Suburb	Lucas					

30 Sep 2022

Source

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

01 Oct 2021

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.

to

Address of comparable property	Price	Date of sale	
9 ROONEY CRESCENT LUCAS VIC 3350	\$795,000	15-Apr-22	
7 CANOPY AVENUE ALFREDTON VIC 3350	\$830,000	30-May-22	
7 CAHILL CLOSE LUCAS VIC 3350	\$795,000	03-Jul-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.

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consumer.vic.gov.au

McGrath

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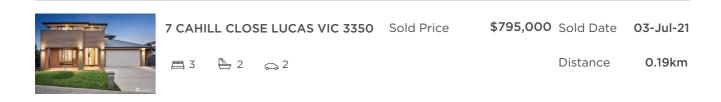
Distance

0.36km



9 ROONEY CRESCENT LUCAS VIC 3350	Sold Price	\$795,000	Sold Date	15-Apr-22
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7 CANOPY AVENUE ALFREDTON VIC 3350	Sold Price	\$830,000	Sold Date	30-May-22

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RS = Recent sale UN = Undisclosed Sale

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