

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

116 DYSON DRIVE LUCAS VIC 3350

Indicative selling price

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

Single Price

\$309,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Lucas

Period-from

01 Mar 2023

to

29 Feb 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

6 HUTCHINSON DRIVE LUCAS VIC 3350	\$325,000	22-Dec-23
121 WILLOBY DRIVE ALFREDTON VIC 3350	\$293,000	21-Nov-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: 08 March 2024



6 HUTCHINSON DRIVE LUCAS VIC 3350

Sold Price

\$325,000

Sold Date

22-Dec-23

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Distance

0.52km



121 WILLOBY DRIVE ALFREDTON VIC 3350

Sold Price

\$293,000

Sold Date

21-Nov-23

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Distance

1km



52 LONGFORD ROAD ALFREDTON VIC 3350

Sold Price

\$338,000

Sold Date

14-Jul-23

 -  -  -

Distance

1.57km



7 HUBBARD STREET LUCAS VIC 3350

Sold Price

\$330,000

Sold Date

03-Aug-23

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Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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