

# 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

5 Heathcote Drive, Lucas Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$595,000

&

\$645,000

### Median sale price

Median price \$668,250

Property Type House

Suburb Lucas

Period - From 01/10/2023

to

31/12/2023

Source REIV

### 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
1	2 Adrianus St ALFREDTON 3350	\$635,000	06/03/2024
2	3 Oberon St ALFREDTON 3350	\$622,000	07/02/2024
3	24 Matheson St LUCAS 3350	\$600,000	19/02/2024

**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:

12/03/2024 10:45

5 Heathcote Drive, Lucas Vic 3350



Scott Petrie  
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**Indicative Selling Price**

\$595,000 - \$645,000

**Median House Price**

December quarter 2023: \$668,250



4 2 2

**Property Type:** House

**Land Size:** 448 sqm approx

**Agent Comments**

## Comparable Properties



**2 Adrianus St ALFREDTON 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$635,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House

**Land Size:** 547 sqm approx



**3 Oberon St ALFREDTON 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$622,000

**Method:** Private Sale

**Date:** 07/02/2024

**Property Type:** House

**Land Size:** 571 sqm approx



**24 Matheson St LUCAS 3350 (REI)**

**Agent Comments**

4 2 2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House

**Land Size:** 433 sqm approx

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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