Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 23 Heathcote Drive, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$599,000		&		\$649,000					
Median sale price										
Median price	\$640,000	Pro	Property Type		House		Suburb	Lucas		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	9 Crowther Dr LUCAS 3350	\$620,000	13/09/2023
2	16 Lorensini Rd LUCAS 3350	\$600,000	04/04/2023
3	16 Sells Rd LUCAS 3350	\$600,000	10/02/2023

OR

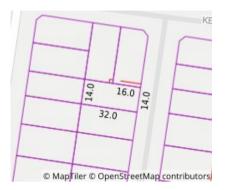
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

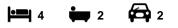
This Statement of Information was prepared on:

19/12/2023 16:19









Property Type: House Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$599,000 - \$649,000 Median House Price September quarter 2023: \$640,000

Comparable Properties

9 Crowther Dr LUCAS 3350 (REI/VG) 4 2 2 2 Price: \$620,000 Method: Private Sale Date: 13/09/2023 Property Type: House Land Size: 512 sqm approx	Agent Comments
16 Lorensini Rd LUCAS 3350 (REI/VG) 4 2 2 2 Price: \$600,000 Method: Private Sale Date: 04/04/2023 Property Type: House Land Size: 448 sqm approx	Agent Comments
16 Sells Rd LUCAS 3350 (REI/VG) 4 2 2 2 Price: \$600,000 Method: Private Sale Date: 10/02/2023 Property Type: House Land Size: 508 sqm approx	Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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