

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$660,000

### 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	5 Hillman Gr LUCAS 3350	\$680,000	12/01/2024
2	25 Marxsen Pde LUCAS 3350	\$655,000	07/12/2023
3	27 Mellish St LUCAS 3350	\$630,000	31/10/2023

**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:

23/02/2024 15:14

5 Heathcote Drive, Lucas Vic 3350



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**Indicative Selling Price**

\$630,000 - \$660,000

**Median House Price**

December quarter 2023: \$668,250



4 2 2

**Property Type:** House

**Land Size:** 448 sqm approx

Agent Comments

## Comparable Properties



**5 Hillman Gr LUCAS 3350 (REI)**

Agent Comments

4 2 2

**Price:** \$680,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** House

**Land Size:** 569 sqm approx



**25 Marxsen Pde LUCAS 3350 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** House

**Land Size:** 539 sqm approx



**27 Mellish St LUCAS 3350 (REI)**

Agent Comments

4 2 2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 31/10/2023

**Property Type:** House

**Land Size:** 419 sqm approx

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