## 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 5 Heathcote Drive, Lucas Vic 3350

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$630,000		&		\$660,000			
Median sale p	rice							
Median price	\$668,250	Pro	operty Type	Hou	ISE		Suburb	Lucas
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ade	dress 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





Scott Petrie

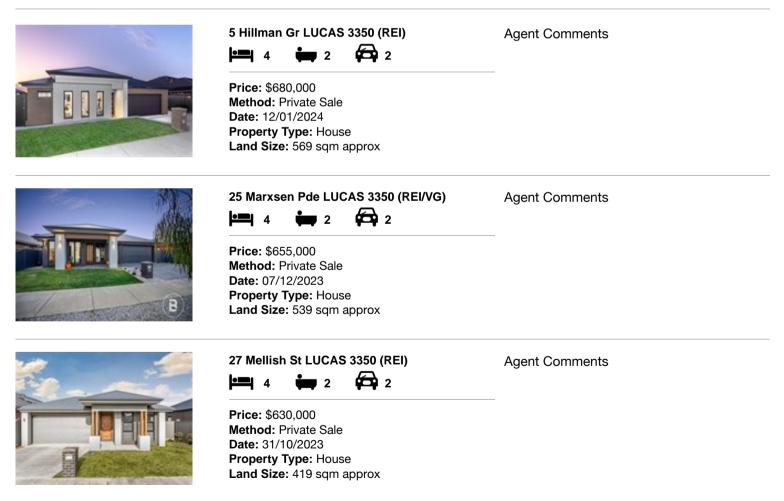




Property Type: House Land Size: 448 sqm approx Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$630,000 - \$660,000 Median House Price December quarter 2023: \$668,250

# **Comparable Properties**



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





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