

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1709/15 Hammond Street, 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

\$290,000

&

\$310,000

### Median sale price

Median price

\$315,000

Property Type

Vacant land

Suburb

Lucas

Period - From

01/05/2023

to

30/04/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	47 Shortridge Dr LUCAS 3350	\$325,000	27/10/2023
2	6 Paterson St LUCAS 3350	\$300,000	06/07/2023
3	5 Carbery Way LUCAS 3350	\$280,000	26/02/2024

**OR**

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

This Statement of Information was prepared on:

01/05/2024 10:22

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$290,000 - \$310,000  
**Median Land Price**  
01/05/2023 - 30/04/2024: \$315,000

## Comparable Properties



**47 Shortridge Dr LUCAS 3350 (REI/VG)**

Agent Comments



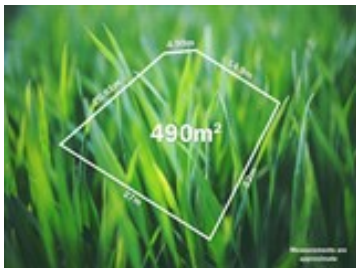
**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** Land  
**Land Size:** 637 sqm approx

**6 Paterson St LUCAS 3350 (VG)**

Agent Comments



**Price:** \$300,000  
**Method:** Sale  
**Date:** 06/07/2023  
**Property Type:** Land  
**Land Size:** 544 sqm approx



**5 Carbery Way LUCAS 3350 (REI/VG)**

Agent Comments



**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 26/02/2024  
**Property Type:** Land  
**Land Size:** 490 sqm approx