

# 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

Lot 569 Hutchinson 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)

Single price \$287,000

### Median sale price

Median price \$311,000

Property Type Vacant land

Suburb Lucas

Period - From 16/04/2023

to 15/04/2024

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	1 Mcnamee Blvd LUCAS 3350	\$234,000	19/03/2024
2	47 Messenger Pde LUCAS 3350	\$265,000	30/11/2023
3	3 Goddard St LUCAS 3350	\$285,000	23/11/2023

**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:

16/04/2024 15:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$287,000  
**Median Land Price**  
16/04/2023 - 15/04/2024: \$311,000

## Comparable Properties



### 1 Mcnamee Blvd LUCAS 3350 (REI)

Agent Comments



**Price:** \$234,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** Land (Res)  
**Land Size:** 342 sqm approx



### 47 Messenger Pde LUCAS 3350 (REI/VG)

Agent Comments



**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** Land  
**Land Size:** 391 sqm approx

### 3 Goddard St LUCAS 3350 (VG)

Agent Comments



**Price:** \$285,000  
**Method:** Sale  
**Date:** 23/11/2023  
**Property Type:** Land  
**Land Size:** 330 sqm approx