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 and postcode	33 PATERSON STREET LUCAS VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$335,000	&	$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$315,000	Property type	Land	Suburb	Lucas
Period-from	01 May 2023	to	30 Apr 2024	Source	Corelogic

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
10 JARVIS WAY LUCAS VIC 3350	$340,000	10-Jul-23
27 CARBERY WAY LUCAS VIC 3350	$340,000	22-Mar-24
52 LONGFORD ROAD ALFREDTON VIC 3350	$338,000	14-Jul-23

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.~~

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10 JARVIS WAY LUCAS VIC 3350

Sold Price **$340,000** Sold Date **10-Jul-23**

- - -

Distance **0.64km**



27 CARBERY WAY LUCAS VIC 3350

Sold Price Sold Date **22-Mar-24**

- - -

Distance **0.72km**



52 LONGFORD ROAD ALFREDTON VIC 3350

Sold Price **$338,000** Sold Date **14-Jul-23**

- - -

Distance **2.94km**

RS = Recent sale **UN** = Undisclosed Sale

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