

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

11 Maloney Street, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$430,000

Median sale price

Median price \$315,000 Property Type Vacant land Suburb Lucas

Period - From 29/05/2023 to 28/05/2024 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	39 Peasnell St LUCAS 3350	\$400,000	05/07/2023
2	61 Sullivan St LUCAS 3350	\$400,000	14/12/2023
3	24 Polkinghorne Vw LUCAS 3350	\$395,000	01/08/2023

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:

29/05/2024 16:53



Property Type: Land
Land Size: 799 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$430,000
Median Land Price
29/05/2023 - 28/05/2024: \$315,000

Comparable Properties

39 Peasnell St LUCAS 3350 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 05/07/2023
Property Type: Land
Land Size: 699 sqm approx

61 Sullivan St LUCAS 3350 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 14/12/2023
Property Type: Land
Land Size: 612 sqm approx

24 Polkinghorne Vw LUCAS 3350 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 01/08/2023
Property Type: Land
Land Size: 625 sqm approx

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