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 20 Fawcett Road, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$385,000									
Median sale price										
Median price	\$651,250	Pro	operty Type Hou	ISE		Suburb	Lucas			
Period - From	01/01/2023	to	31/12/2023	Sou	irce	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.

Ado	dress of comparable property	Price	Date of sale
1	39 Peasnell St LUCAS 3350	\$400,000	05/07/2023
2	54 Mary Dr ALFREDTON 3350	\$365,000	24/11/2023
3	48 Fawcett Rd LUCAS 3350	\$350,000	31/01/2024

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:

08/04/2024 14:04



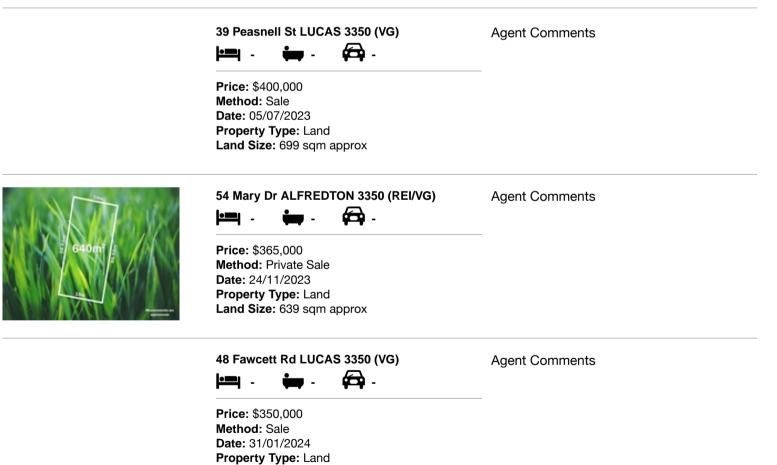






Property Type: Land Land Size: 699 sqm approx Agent Comments Indicative Selling Price \$385,000 Median House Price Year ending December 2023: \$651,250

Comparable Properties



Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

propertydata



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Land Size: 619 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.