

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

20 Fawcett Road, Lucas Vic 3350

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$651,250

Property Type House

Suburb Lucas

Period - From 01/01/2023

to 31/12/2023

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	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

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



54 Mary Dr ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 24/11/2023
Property Type: Land
Land Size: 639 sqm approx

48 Fawcett Rd LUCAS 3350 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 31/01/2024
Property Type: Land
Land Size: 619 sqm approx

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