

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

54 Thurling Parade, Lucas Vic 3350

Indicative selling price

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

Range between

\$399,000

&

\$410,000

Median sale price

Median price

\$315,000

Property Type

Vacant land

Suburb

Lucas

Period - From

24/06/2023

to

23/06/2024

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	61 Sullivan St LUCAS 3350	\$400,000	14/12/2023
2	54 Fawcett Rd LUCAS 3350	\$390,000	08/03/2024
3	6 Gingell Way LUCAS 3350	\$380,000	15/03/2024

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:

24/06/2024 14:32



Property Type: Land
Land Size: 700 sqm approx
 Agent Comments

Indicative Selling Price
 \$399,000 - \$410,000
Median Land Price
 24/06/2023 - 23/06/2024: \$315,000

Comparable Properties

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

54 Fawcett Rd LUCAS 3350 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 08/03/2024
Property Type: Land
Land Size: 756 sqm approx

6 Gingell Way LUCAS 3350 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 15/03/2024
Property Type: Land
Land Size: 705 sqm approx

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