

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

74 Thurling Parade, Lucas Vic 3350

Indicative selling price

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

Single price \$430,000

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	54 Fawcett Rd LUCAS 3350	\$390,000	08/03/2024
2	6 Gingell Way LUCAS 3350	\$380,000	15/03/2024
3	9 Polkinghorne Vw LUCAS 3350	\$360,000	13/05/2024

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 15:44

74 Thurling Parade, Lucas Vic 3350



Property Type:
Agent Comments

Indicative Selling Price
\$430,000

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

Comparable Properties

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

9 Polkinghorne Vw LUCAS 3350 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 13/05/2024
Property Type: Land
Land Size: 667 sqm approx

Account - Integra Sales Pty Ltd | P: 0353225910



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