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	Lot 428/48 Peasnell St, Lucas Vic 3350

Indicative selling price

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

Single price | $360,000

Median sale price

Median price	$312,000	Property Type	Vacant land	Suburb	Lucas
Period - From	22/04/2023	to 21/04/2024		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	45 Sullivan St LUCAS 3350	$365,000	02/10/2023
2	42 Peasnell St LUCAS 3350	$365,000	29/11/2022
3	62 Thurling Pde LUCAS 3350	$345,000	01/11/2023

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: | 22/04/2024 14:29

Lot 428/48 Peasnell St, Lucas Vic 3350

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Property Type:

Agent Comments

Indicative Selling Price
$360,000
Median Land Price
22/04/2023 - 21/04/2024: $312,000

Comparable Properties

45 Sullivan St LUCAS 3350 (VG)

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Price: $365,000
Method: Sale
Date: 02/10/2023
Property Type: Land
Land Size: 544 sqm approx

Agent Comments

42 Peasnell St LUCAS 3350 (VG)

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Price: $365,000
Method: Sale
Date: 29/11/2022
Property Type: Land
Land Size: 560 sqm approx

Agent Comments

62 Thurling Pde LUCAS 3350 (VG)

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Price: $345,000
Method: Sale
Date: 01/11/2023
Property Type: Land
Land Size: 560 sqm approx

Agent Comments

Account - Integra Sales Pty Ltd | P: 0353225910