

# 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

37 Gibson Street, Lucas Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$390,000

### 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	6 Gingell Way LUCAS 3350	\$380,000	15/03/2024
2	39 Rance Rd DELACOMBE 3356	\$365,000	13/05/2024
3	31 Paterson St LUCAS 3350	\$360,000	12/12/2023

**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:

24/06/2024 16:13



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$390,000

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

## Comparable Properties

### 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



### 39 Rance Rd DELACOMBE 3356 (REI)

Agent Comments



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 13/05/2024  
**Property Type:** Land  
**Land Size:** 697 sqm approx



### 31 Paterson St LUCAS 3350 (REI/VG)

Agent Comments



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** Land  
**Land Size:** 680 sqm approx