

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

4 Llewellyn Court, Lucas Vic 3350

Indicative selling price

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

Range between \$370,000 & \$380,000

Median sale price

Median price \$315,000 Property Type Vacant land Suburb Lucas

Period - From 05/09/2023 to 04/09/2024 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	9 Polkinghorne Vw LUCAS 3350	\$360,000	13/05/2024
2	9 Hammond St LUCAS 3350	\$332,500	07/05/2024
3	4 Sneddon Way LUCAS 3350	\$340,000	14/03/2024

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:

05/09/2024 14:00

Darion Coghill

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Indicative Selling Price

\$370,000 - \$380,000

Median Land Price

05/09/2023 - 04/09/2024: \$315,000



Property Type: Land

Land Size: 771 sqm approx

Agent Comments

Comparable Properties

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



9 Hammond St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$332,500

Method: Private Sale

Date: 07/05/2024

Property Type: Land

Land Size: 571 sqm approx



4 Sneddon Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 14/03/2024

Property Type: Land

Land Size: 665 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408