

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

42 Thurling Parade, 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 01/04/2024 to 31/03/2025 Source Property Data

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	30 Todd St LUCAS 3350	\$360,000	21/11/2024
2	67 Fawcett Rd LUCAS 3350	\$375,000	20/11/2024
3	68 Thurling Pde LUCAS 3350	\$390,000	28/10/2024

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:

01/04/2025 14:15

Lisa Horvat
03 5324 2408
0400 533 667
lisa@ballaratpropertyagents.com.au

Indicative Selling Price
\$370,000 - \$380,000
Median Land Price
01/04/2024 - 31/03/2025: \$315,000



Property Type: Land
Land Size: 625 sqm approx
Agent Comments

Comparable Properties

30 Todd St LUCAS 3350 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 21/11/2024
Property Type: Land
Land Size: 680 sqm approx

67 Fawcett Rd LUCAS 3350 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 20/11/2024
Property Type: Land
Land Size: 645 sqm approx

68 Thurling Pde LUCAS 3350 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 28/10/2024
Property Type: Land
Land Size: 700 sqm approx