

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

7 Eyckens Road, Lucas Vic 3350

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

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

Period - From 27/06/2023 to 26/06/2024 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	21 Orourke St LUCAS 3350	\$270,000	24/10/2023
2	47 Messenger Pde LUCAS 3350	\$265,000	30/11/2023
3	1 Carbery Way LUCAS 3350	\$250,000	25/10/2023

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:

27/06/2024 08:12



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
 \$250,000 - \$275,000
Median Land Price
 27/06/2023 - 26/06/2024: \$315,000

Comparable Properties



21 Orourke St LUCAS 3350 (REI/VG)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 24/10/2023
Property Type: Land
Land Size: 480 sqm approx



47 Messenger Pde LUCAS 3350 (REI/VG)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 30/11/2023
Property Type: Land
Land Size: 391 sqm approx



1 Carbery Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 25/10/2023
Property Type: Land
Land Size: 455 sqm approx

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