

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

53 Grainger Parade, Lucas Vic 3350

Indicative selling price

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

Single price \$340,000

Median sale price

Median price \$315,000

Property Type Vacant land

Suburb Lucas

Period - From 03/05/2023

to 02/05/2024

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	12 Ashton Av WINTER VALLEY 3358	\$350,000	24/11/2023
2	4 Sneddon Way LUCAS 3350	\$340,000	14/03/2024
3	27 Carbery Way LUCAS 3350	\$340,000	22/03/2024

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:

03/05/2024 13:40



Property Type: Land
Land Size: 572 sqm approx
Agent Comments

Indicative Selling Price
 \$340,000
Median Land Price
 03/05/2023 - 02/05/2024: \$315,000

Comparable Properties

12 Ashton Av WINTER VALLEY 3358 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 24/11/2023
Property Type: Land
Land Size: 575 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



27 Carbery Way LUCAS 3350 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 22/03/2024
Property Type: Land

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