

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

24 Hollioake Drive, Lucas Vic 3350

Indicative selling price

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

Range between \$370,000

&

\$390,000

Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Lucas

Period - From 14/09/2021

to

13/09/2022

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	38 Tremain Dr LUCAS 3350	\$455,000	11/02/2022
2	14 Hollioake Dr LUCAS 3350	\$410,000	08/02/2022
3	83 Lugano Av ALFREDTON 3350	\$380,000	09/05/2022

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:

14/09/2022 09:58

24 Hollioake Drive, Lucas Vic 3350



Scott Petrie

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Indicative Selling Price

\$370,000 - \$390,000

Median Land Price

14/09/2021 - 13/09/2022: \$320,000



Property Type: Land

Land Size: 761 sqm approx

Agent Comments

Comparable Properties



38 Tremain Dr LUCAS 3350 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 11/02/2022

Property Type: Land (Res)

Land Size: 680 sqm approx



14 Hollioake Dr LUCAS 3350 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 08/02/2022

Property Type: Land (Res)

Land Size: 700 sqm approx

83 Lugano Av ALFREDTON 3350 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 09/05/2022

Property Type: Land

Land Size: 599 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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