

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 \$310,000 Property Type Vacant land Suburb Lucas

Period - From 12/11/2023 to 11/11/2024 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	6 Gingell Way LUCAS 3350	\$380,000	15/03/2024
3	25 Carbery Way LUCAS 3350	\$350,000	24/11/2023

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:

12/11/2024 11:28

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Indicative Selling Price

\$370,000 - \$380,000

Median Land Price

12/11/2023 - 11/11/2024: \$310,000



Property Type: Land

Land Size: 625 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

6 Gingell Way LUCAS 3350 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 15/03/2024

Property Type: Land

Land Size: 705 sqm approx

25 Carbery Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 24/11/2023

Property Type: Land

Land Size: 598 sqm approx



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