

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

14 Peasnell St, Lucas Vic 3350

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$310,000

Property Type

Vacant land

Suburb

Lucas

Period - From

28/04/2021

to

27/04/2022

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	29 Arch Dr ALFREDTON 3350	\$550,000	15/03/2021
2	12 Montadale Ct ALFREDTON 3350	\$464,000	11/01/2022
3	38 Tremain Dr LUCAS 3350	\$455,000	11/02/2022

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:

28/04/2022 08:59



Property Type:
Agent Comments

Indicative Selling Price
\$390,000

Median Land Price
28/04/2021 - 27/04/2022: \$310,000

Comparable Properties



29 Arch Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 15/03/2021
Property Type: Land
Land Size: 663 sqm approx



12 Montadale Ct ALFREDTON 3350 (REI)

Agent Comments



Price: \$464,000
Method: Private Sale
Date: 11/01/2022
Property Type: Land
Land Size: 749 sqm approx



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