Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for sale										
Including su locality and po	burb or	15 Sullivan Street, Lucas Vic 3350									
Indicative sell	ing price										
For the meaning	of this price see	e con	sumer.vic.go	ov.au/ו	underquo	ting					
Range betwee	&		\$650,000								
Median sale p	rice					_					
Median price	\$310,000	Pr	operty Type	Vaca	nt land		Suburk	Lucas			
Period - From 18/06/2024 to			17/06/2025	O25 Source Prop			Proper	ty Data			
Comparable p	roperty sales	(*De	lete A or B	belo	w as ap	plical	ble)				
eightee	These are the three properties sold within five kilometres of the property for sale in the last- eighteen 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											
2											
3											
OR											
	ate agent or age ies were sold wi		•		•					•	
	properties were sold within five kilometres of the property for sale in the last eighteen months. This Statement of Information was prepared on: 18/06/2025 14:50								25 14:50		





Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$620,000 - \$650,000 Median Land Price 18/06/2024 - 17/06/2025: \$310,000





Property Type: Land Land Size: 960 sqm approx Agent Comments

Comparable Properties

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 eighteen months.

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



