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	4 Llewellyn Court, Lucas Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$315,000	Pro	perty Type	Vacant lar	nd	Suburb	Lucas
Period - From	01/04/2024	to	31/03/2025		Source	Property	v Data

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.

Ad	dress of comparable property	Price	Date of sale
1	30 Todd St LUCAS 3350	\$360,000	21/11/2024
2	68 Thurling Pde LUCAS 3350	\$390,000	28/10/2024
3	9 Polkinghorne Vw LUCAS 3350	\$360,000	13/05/2024

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:	01/04/2025 13:58





Indicative Selling Price

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> \$370,000 - \$380,000 **Median Land Price**

01/04/2024 - 31/03/2025: \$315,000









Property Type: Land Land Size: 771 sqm approx

Agent Comments

Comparable Properties

30 Todd St LUCAS 3350 (VG)





Agent Comments

Price: \$360,000 Method: Sale Date: 21/11/2024 Property Type: Land

Land Size: 680 sqm approx

68 Thurling Pde LUCAS 3350 (VG)







Price: \$390,000 Method: Sale Date: 28/10/2024 Property Type: Land

Land Size: 700 sqm approx

Agent Comments

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

Account - Ballarat Property Agents | P: 03 5324 2408





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.