

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

4 Llewellyn Court, 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 \$315,000 Property Type Vacant land Suburb Lucas

Period - From 01/04/2024 to 31/03/2025 Source Property 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.

	Address 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

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Indicative Selling Price

\$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)

Agent Comments



Price: \$390,000

Method: Sale

Date: 28/10/2024

Property Type: Land

Land Size: 700 sqm approx

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