Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	53 Grainger Parade, 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	/acant land		Suburb	Lucas
Period - From	19/03/2024	to	18/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Sneddon Way LUCAS 3350	\$310,000	29/01/2025
2	16 Westcott Dr LUCAS 3350	\$315,000	19/11/2024
3	13 Lakeland Dr LUCAS 3350	\$315,000	28/10/2024

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:	19/03/2025 17:05





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Indicative Selling Price \$295,000 - \$305,000 **Median Land Price** 19/03/2024 - 18/03/2025: \$315,000









Property Type: Land Land Size: 572 sqm approx

Agent Comments

Comparable Properties



2 Sneddon Way LUCAS 3350 (REI)





Price: \$310,000 Method: Private Sale Date: 29/01/2025 Property Type: Land

Land Size: 645 sqm approx

Agent Comments

16 Westcott Dr LUCAS 3350 (VG)











Agent Comments

Agent Comments

Price: \$315,000 Method: Sale Date: 19/11/2024 Property Type: Land

Land Size: 448 sqm approx



13 Lakeland Dr LUCAS 3350 (REI/VG)







Price: \$315,000 Method: Private Sale Date: 28/10/2024 Property Type: Land Land Size: 571 sqm approx

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





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