

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

53 Grainger Parade, Lucas Vic 3350

Indicative selling price

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

Range between \$295,000 & \$305,000

Median sale price

Median price \$315,000 Property Type Vacant 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.

Address 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

Hannah Baker

0353334322

0457988876

hannah@trevorpetrie.com.au

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)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 29/01/2025

Property Type: Land

Land Size: 645 sqm approx

16 Westcott Dr LUCAS 3350 (VG)

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)

Agent Comments



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