

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

Lot 569 Hutchinson Drive, Lucas Vic 3350

Indicative selling price

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

Single price \$287,000

Median sale price

Median price \$311,000

Property Type Vacant land

Suburb Lucas

Period - From 16/04/2023

to 15/04/2024

Source REIV

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	1 Mcnamee Blvd LUCAS 3350	\$234,000	19/03/2024
2	47 Messenger Pde LUCAS 3350	\$265,000	30/11/2023
3	3 Goddard St LUCAS 3350	\$285,000	23/11/2023

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:

16/04/2024 15:03



Property Type:
Agent Comments

Indicative Selling Price
\$287,000
Median Land Price
16/04/2023 - 15/04/2024: \$311,000

Comparable Properties



1 McNamee Blvd LUCAS 3350 (REI)

Agent Comments



Price: \$234,000
Method: Private Sale
Date: 19/03/2024
Property Type: Land (Res)
Land Size: 342 sqm approx



47 Messenger Pde LUCAS 3350 (REI/VG)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 30/11/2023
Property Type: Land
Land Size: 391 sqm approx

3 Goddard St LUCAS 3350 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 23/11/2023
Property Type: Land
Land Size: 330 sqm approx