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	92 Messenger Parade, Lucas Vic 3350

Indicative selling price

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

Single price $299,000

Median sale price

Median price $310,000 Property Type Vacant land Suburb Lucas

Period - From 02/02/2024 to 01/02/2025 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	8 Blythen Rd LUCAS 3350	$305,000	30/05/2024
2	5 Sunpeaks St WINTER VALLEY 3358	$299,500	28/02/2024
3	11 Orourke St LUCAS 3350	$300,000	05/01/2024

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: 02/02/2025 21:44

92 Messenger Parade, Lucas Vic 3350

Vicky Vermeend
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0439 965 311
vickyvermeend@jelliscraig.com.au



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Property Type: Land
Land Size: 413 sqm approx

Agent Comments

Indicative Selling Price
$299,000
Median Land Price
02/02/2024 - 01/02/2025: $310,000

Comparable Properties



8 Blythen Rd LUCAS 3350 (REI/VG)

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Price: $305,000
Method: Private Sale
Date: 30/05/2024
Property Type: Land (Res)
Land Size: 544 sqm approx

Agent Comments

5 Sunpeaks St WINTER VALLEY 3358 (VG)

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Price: $299,500
Method: Sale
Date: 28/02/2024
Property Type: Land
Land Size: 446 sqm approx

Agent Comments



11 Orourke St LUCAS 3350 (REI/VG)

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Price: $300,000
Method: Private Sale
Date: 05/01/2024
Property Type: Land
Land Size: 480 sqm approx

Agent Comments

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