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	77 Messenger Parade, Lucas Vic 3350

Indicative selling price

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

Range between $295,000 & $310,000

Median sale price

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

Period - From 21/11/2023 to 20/11/2024 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	13 Lakeland Dr LUCAS 3350	$315,000	28/10/2024
2	22 Eyckens Rd LUCAS 3350	$320,000	27/08/2024
3	68 Messenger Pde LUCAS 3350	$312,000	21/08/2023

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: 21/11/2024 10:28

77 Messenger Parade, Lucas Vic 3350



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Property Type: Land
Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price
$295,000 - $310,000
Median Land Price
21/11/2023 - 20/11/2024: $310,000

Comparable Properties



13 Lakeland Dr LUCAS 3350 (REI)

- - -

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

Agent Comments



22 Eyckens Rd LUCAS 3350 (VG)

- - -

Price: $320,000
Method: Sale
Date: 27/08/2024
Property Type: Land
Land Size: 640 sqm approx

Agent Comments



68 Messenger Pde LUCAS 3350 (REI/VG)

- - -

Price: $312,000
Method: Private Sale
Date: 21/08/2023
Property Type: Land
Land Size: 705 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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