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	4 Brownfield Drive, Lucas Vic 3350

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $630,000 Property Type House Suburb Lucas

Period - From 08/04/2024 to 07/04/2025 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	1 Evans Way LUCAS 3350	$677,500	31/10/2024
2	19 Harris Dr LUCAS 3350	$690,000	16/05/2024
3	23 Sage Cl ALFREDTON 3350	$670,000	23/12/2023

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: 08/04/2025 11:41

4 Brownfield Drive, Lucas Vic 3350



3 2 2

Property Type: House (Res)
Land Size: 330 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $680,000
Median House Price
08/04/2024 - 07/04/2025: $630,000

Comparable Properties



1 Evans Way LUCAS 3350 (REI/VG)

3 2 2

Price: $677,500
Method: Private Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments



19 Harris Dr LUCAS 3350 (REI/VG)

3 2 2

Price: $690,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 487 sqm approx

Agent Comments



23 Sage Cl ALFREDTON 3350 (REI/VG)

3 2 2

Price: $670,000
Method: Private Sale
Date: 23/12/2023
Property Type: House

Agent Comments

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.