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 Llewellyn Court, Lucas Vic 3350

Indicative selling price

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

Range between $360,000 & $370,000

Median sale price

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

Period - From 06/06/2024 to 05/06/2025 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	32 Fawcett Rd LUCAS 3350	$350,000	07/02/2025
2	67 Fawcett Rd LUCAS 3350	$375,000	20/11/2024
3	68 Thurling Pde LUCAS 3350	$390,000	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: 06/06/2025 08:34

4 Llewellyn Court, Lucas Vic 3350

Lisa Horvat
03 5324 2408
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Property Type: Land
Land Size: 771 sqm approx

Agent Comments

Indicative Selling Price
$360,000 - $370,000
Median Land Price
06/06/2024 - 05/06/2025: $310,000

Comparable Properties

32 Fawcett Rd LUCAS 3350 (VG)

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Price: $350,000
Method: Sale
Date: 07/02/2025
Property Type: Land
Land Size: 770 sqm approx

Agent Comments

67 Fawcett Rd LUCAS 3350 (VG)

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Price: $375,000
Method: Sale
Date: 20/11/2024
Property Type: Land
Land Size: 645 sqm approx

Agent Comments

68 Thurling Pde LUCAS 3350 (VG)

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Price: $390,000
Method: Sale
Date: 28/10/2024
Property Type: Land
Land Size: 700 sqm approx

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408

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