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

7 Eyckens Road, Lucas Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$250,000		&		\$275,000					
Median sale price										
Median price	\$315,000	Pro	operty Type	Vac	ant land		Suburb	Lucas		
Period - From	27/06/2023	to	26/06/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	21 Orourke St LUCAS 3350	\$270,000	24/10/2023
2	47 Messenger Pde LUCAS 3350	\$265,000	30/11/2023
3	1 Carbery Way LUCAS 3350	\$250,000	25/10/2023

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:

27/06/2024 08:12



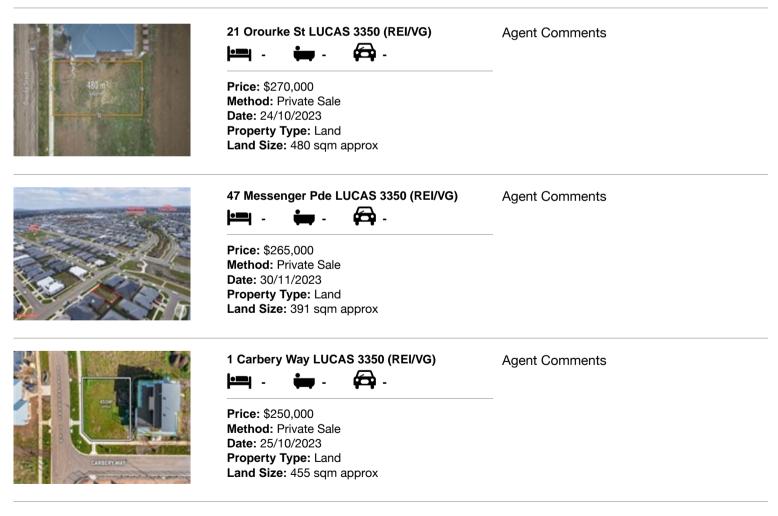






Property Type: Land Land Size: 448 sqm approx Agent Comments Indicative Selling Price \$250,000 - \$275,000 Median Land Price 27/06/2023 - 26/06/2024: \$315,000

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300





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