

# 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

52 Fawcett Road, Lucas Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$415,000

### Median sale price

Median price \$305,000

Property Type Vacant land

Suburb Lucas

Period - From 18/03/2023

to 17/03/2024

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	61 Sullivan St LUCAS 3350	\$400,000	14/12/2023
2	13 Carbery Way LUCAS 3350	\$380,000	25/10/2023
3	102 Aspect Pde ALFREDTON 3350	\$495,000	18/09/2023

**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:

18/03/2024 15:18

52 Fawcett Road, Lucas Vic 3350



Property Type:  
Agent Comments

Indicative Selling Price

\$415,000

Median Land Price

18/03/2023 - 17/03/2024: \$305,000

## Comparable Properties

61 Sullivan St LUCAS 3350 (VG)

Agent Comments



Price: \$400,000  
Method: Sale  
Date: 14/12/2023  
Property Type: Land  
Land Size: 612 sqm approx



13 Carbery Way LUCAS 3350 (REI/VG)

Agent Comments



Price: \$380,000  
Method: Private Sale  
Date: 25/10/2023  
Property Type: Land  
Land Size: 817 sqm approx

102 Aspect Pde ALFREDTON 3350 (VG)

Agent Comments



Price: \$495,000  
Method: Sale  
Date: 18/09/2023  
Property Type: Land  
Land Size: 530 sqm approx

Account - Integra Sales Pty Ltd



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