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 ality andpostcode 158 Montgomery Street, Lake Bolac Vic 3351				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$110,000 & \$115,000				
Median sale price				
Median price House Unit Suburb or locality Lake	Bolac			
Period - From to 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 eighteen 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	2072 Glenelg Hwy LAKE BOLAC 3351	\$122,000	28/04/2016
2	2157 Glenelg Hwy LAKE BOLAC 3351	\$120,000	05/05/2016
3	2126 Glenelg Hwy LAKE BOLAC 3351	\$91,000	23/03/2016

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 eighteen months.



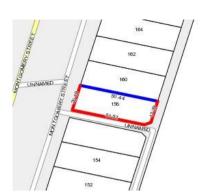


activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 25/08/2017 16:51

Melissa Molloy (03) 5564 4555 0401 033 201 melissa@robertsone.com.au

> **Indicative Selling Price** \$110,000 - \$115,000





Property Type: House (Previously

Occupied - Detached) Land Size: 1010 sqm approx

Agent Comments

Comparable Properties

2072 Glenelg Hwy LAKE BOLAC 3351 (VG)

-- 2





Agent Comments

Price: \$122.000 Method: Sale Date: 28/04/2016

Rooms: -

Property Type: House (Res) Land Size: 1010 sqm approx



2157 Glenelg Hwy LAKE BOLAC 3351 (VG)

1 3





Agent Comments

Agent Comments

Price: \$120,000 Method: Sale Date: 05/05/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4100 sqm approx

2126 Glenelg Hwy LAKE BOLAC 3351 (VG)

= 3





Price: \$91,000 Method: Sale Date: 23/03/2016

Rooms: -

Property Type: House (Res) Land Size: 1082 sqm approx

Account - Roberts One Real Estate | P: 03 5564 4555 | F: 03 5564 4544





Generated: 25/08/2017 16:51