

# 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

1240 Daylesford-trentham Road, Lyonville Vic 3461

### Indicative selling price

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

Single price \$650,000

### Median sale price\*

Median price \$550,000

Property Type House

Suburb Lyonville

Period - From 22/08/2024

to 22/02/2025

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		
2		
3		

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.

This Statement of Information was prepared on:

22/02/2025 10:00

1240 Daylesford-trentham Road, Lyonville Vic 3461



Property Type:  
Agent Comments

Indicative Selling Price  
\$650,000

Median House Price \*  
22/08/2024 - 22/02/2025: \$550,000  
\* Agent calculated median

## Comparable Properties

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.

Account - Harkin Estate Agents



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