

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

10 Lyonville Springs Road, Lyonville Vic 3461

Indicative selling price

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

Range between

\$850,000

&

\$890,000

Median sale price*

Median price

House

Unit

Suburb or locality

Lyonville

Period - From

to

Source

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	10 Manna La TRENTHAM 3458	\$1,010,000	23/05/2019
2	110 Glenlyon Little Hampton Rd LITTLE HAMPTON 3458	\$960,000	04/09/2018
3	135 Rothes Rd LITTLE HAMPTON 3458	\$945,000	22/09/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4 2 4

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 49281 sqm approx

Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
No median price available

Comparable Properties

10 Manna La TRENTHAM 3458 (VG)

Agent Comments

3 - -

Price: \$1,010,000

Method: Sale

Date: 23/05/2019

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4052 sqm approx

110 Glenlyon Little Hampton Rd LITTLE HAMPTON 3458 (VG)

Agent Comments

3 - -

Price: \$960,000

Method: Sale

Date: 04/09/2018

Rooms: -

Property Type: Mixed Farming (Rur)

Land Size: 244937 sqm approx

135 Rothes Rd LITTLE HAMPTON 3458 (VG)

Agent Comments

2 - -

Price: \$945,000

Method: Sale

Date: 22/09/2018

Rooms: -

Property Type: Mixed Farming (Rur)

Land Size: 325408 sqm approx