

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 CA 14 Part of/61 Frith Mill Rd, Lyonville Vic 3461

Indicative selling price

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

Single price \$400,000

Median sale price*

Median price \$459,071 House X Unit Suburb or locality Lyonville

Period - From 30/04/2017 to 30/04/2018 Source Homesales.com.au

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 52 Frith Mill Rd LYONVILLE 3461	\$395,000	09/03/2017
2 Lot 2/ Frith Mill Rd LYONVILLE 3461		08/03/2018
3 116 South Lyonville Rd LYONVILLE 3461		01/06/2017

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 7 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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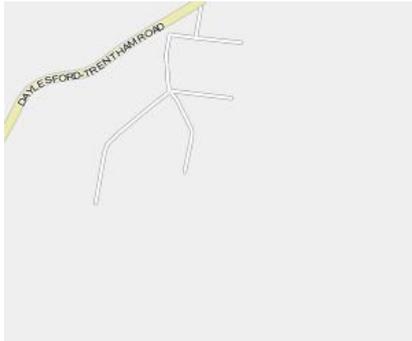
Indicative Selling Price

\$400,000

Median House Price *

30/04/2017 - 30/04/2018: \$459,071

* Agent calculated median based on 7 sales



Rooms:

Property Type:

Agent Comments

Comparable Properties

52 Frith Mill Rd LYONVILLE 3461 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 09/03/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 31950 sqm approx



Lot 2/ Frith Mill Rd LYONVILLE 3461 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 08/03/2018

Rooms: -

Property Type: Land (Rur)

Land Size: 30352 sqm approx



116 South Lyonville Rd LYONVILLE 3461 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 01/06/2017

Rooms: -

Property Type: Land (Res)