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

3 Walkers Road, Lyonville Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$740,000	&	\$780,000				
Median sale pr	ice*						
Median price		Property Type	Su	burb Lyonville			
Period - From	1	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	9 Mulcahys Rd TRENTHAM 3458	\$780,000	09/02/2023
2	36 Main St LYONVILLE 3461	\$776,000	28/12/2022
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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:

19/04/2024 14:05

* 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.









Property Type: House Land Size: 1366 sqm approx Agent Comments Gary Cooke 03 9989 2525 0409 003 356 garycooke@jelliscraig.com.au

> Indicative Selling Price \$740,000 - \$780,000 No median price available

Comparable Properties



9 Mulcahys Rd TRENTHAM 3458 (REI/VG)



Price: \$780,000 Method: Private Sale Date: 09/02/2023 Property Type: House Land Size: 970 sqm approx Agent Comments



36 Main St LYONVILLE 3461 (REI/VG)

Agent Comments

Price: \$776,000 Method: Private Sale Date: 28/12/2022 Property Type: House Land Size: 1900 sqm approx

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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.

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Account - Jellis Craig | P: 03 9989 2525

propertydata



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