

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 and
postcode

41 PARKERS ROAD LAL LAL VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$945,000

or range
between

&

Median sale price

Important advice about the median sale price: 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*.

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 18 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
61 CURRAWONG ROAD LAL LAL VIC 3352	\$960,000	26-Sep-22
454 LAL LAL FALLS ROAD LAL LAL VIC 3352	\$1,023,000	19-Oct-22
6336 MIDLAND HIGHWAY CLARENDON VIC 3352	\$885,000	14-Oct-22

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 18 months.~~

This Statement of Information was prepared on: 12 February 2024



**61 CURRAWONG ROAD LAL LAL
VIC 3352**

 3  1  4

Sold Price

\$960,000

Sold Date

26-Sep-22

Distance

2.15km



**454 LAL LAL FALLS ROAD LAL
LAL VIC 3352**

 4  2  2

Sold Price

\$1,023,000

Sold Date

19-Oct-22

Distance

4.05km



**6336 MIDLAND HIGHWAY
CLARENDON VIC 3352**

 4  2  8

Sold Price

\$885,000

Sold Date

14-Oct-22

Distance

3.59km

RS = Recent sale

UN = Undisclosed Sale

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