

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

2 Frith Mill Road, Lyonville Vic 3461

Indicative selling price

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

Single price

\$480,000

Median sale price*

Median price

Property Type

Suburb

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	174 Mulcahys Rd TRENTHAM 3458	\$470,000	16/12/2019
2	14 Blighs Rd TRENTHAM 3458	\$370,000	27/03/2020
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:

05/05/2021 18:20

* 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: Land
Land Size: 2638 sqm approx

Agent Comments

Additional leasehold of approximately 3,000 sqm of Crown Land allotment

Indicative Selling Price
\$480,000
No median price available

Comparable Properties

174 Mulcahys Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$470,000
Method: Sale
Date: 16/12/2019
Property Type: Hobby Farm < 20 ha
Land Size: 4036 sqm approx



14 Blighs Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 27/03/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4079 sqm approx

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.