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Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

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 andpostcode

107 Skene Street, Lexton Vic 3352

Indicative selling price

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

Range between	\$295,000	&	\$310,000
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Median sale price*

Median price	House	Unit		Suburb or locality	Lexton
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
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.

* 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: 5 Property Type: House Land Size: 2000 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

> Indicative Selling Price \$295,000 - \$310,000 No median price available

Neat as a pin, this neat brick home is set on approx. 2020sqm or half an acre and has the benefits of two (2) street frontages. The home offers three (3) bedrooms, all with built in robes. A two-way bathroom, open plan kitchen/dining area, a spacious lounge, plus a second living room complete the picture. Features include ducted evaporative cooling, combustion wood heater, split system ac unit, dishwasher and fresh paint throughout. Outside, the home offers a large pergola and fernery area for outdoor living, as well as an undercover carport to house a caravan or boat.

Comparable Properties

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