

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 andpostcode

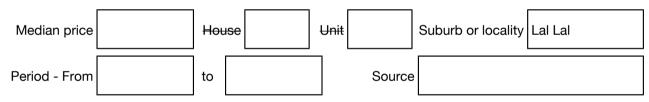
Lot 5 Kingfisher Drive, Lal Lal Vic 3352

Indicative selling price

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

Range between	\$205,000	&	\$225,000
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Median sale price*



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.

hockingstuart





Rooms: Property Type: Agent Comments Indicative Selling Price \$205,000 - \$225,000 No median price available

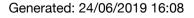
Privately nestled at the end of a quiet court, this 15-acre land holding offer opportunities as weekend get-away or a site to build your dream home (STCA). The land is mainly treed with a number of small clearings, is fully fenced and has views to Mt Buninyong from its elevated sections. A timber clad shed overlooks a small dam and is surrounded by the native bushland. The land is zoned rural living, and a power pole is located outside the property entrance. This property will appeal to all buyers seeking a quiet lifestyle.

Comparable Properties

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