

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

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

Median sale price*

Median price

House

Unit

Suburb or locality

Lal Lal

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		
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.



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

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.