

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 Brown Street, Lismore Vic 3324

Indicative selling price

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

Single price \$25,000

Median sale price*

Median price

House

Unit

Suburb

Lismore

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	65 High St LISMORE 3324	\$40,000	04/07/2019
2	36 Brown St LISMORE 3324	\$27,250	03/07/2019
3	35 Camperdown Lismore Rd LISMORE 3324	\$15,000	31/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six 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: Land
Land Size: 1786 sqm approx
 Agent Comments

Indicative Selling Price
 \$25,000
No median price available

Comparable Properties

65 High St LISMORE 3324 (VG)

Agent Comments



Price: \$40,000
Method: Sale
Date: 04/07/2019
Rooms: -
Property Type: Land
Land Size: 2044 sqm approx



36 Brown St LISMORE 3324 (REI)

Agent Comments



Price: \$27,250
Method: Private Sale
Date: 03/07/2019
Rooms: -
Property Type: Land
Land Size: 839 sqm approx



35 Camperdown Lismore Rd LISMORE 3324 (REI/VG)

Agent Comments



Price: \$15,000
Method: Private Sale
Date: 31/05/2019
Rooms: -
Property Type: Land
Land Size: 1150 sqm approx