

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Including suburb and	38 Brown Street, Lismore Vic 3324
postcode	

#### Indicative selling price

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

Single price	\$25,000
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#### Median sale price\*

Median price	House	е	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

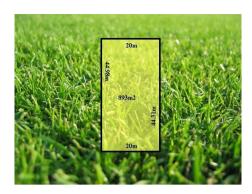
- B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.
- \* When this Statement of Information was prepared, publicly available information providing median sale 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.

**Account** - Charles Stewart Camperdown | P: 03 55932288 | F: 0355932299 Generated: 30/08/2019 15:54















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)







Price: \$40,000 Method: Sale Date: 04/07/2019

Rooms: -

Property Type: Land

Land Size: 2044 sqm approx

**Agent Comments** 



36 Brown St LISMORE 3324 (REI)





Price: \$27,250 Method: Private Sale Date: 03/07/2019

Rooms: -

Property Type: Land Land Size: 839 sqm approx Agent Comments



35 Camperdown Lismore Rd LISMORE 3324

(REI/VG)







Price: \$15,000 Method: Private Sale Date: 31/05/2019

Rooms: -

Property Type: Land

Land Size: 1150 sqm approx

**Agent Comments** 

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