

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 and
postcode

42 SKENE STREET LEXTON VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

Important advice about the median sale price: 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*.

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 18 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
454 LEXTON-EVANSFORD ROAD EVANSFORD VIC 3371	\$1,050,000	07-Feb-22
1283 WAUBRA-TALBOT ROAD EVANSFORD VIC 3371	\$500,000	07-Oct-21
65 WILLIAMSON STREET LEXTON VIC 3352	\$387,000	06-Jan-22

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 18 months.~~

This Statement of Information was prepared on: 15 June 2022



**454 LEXTON-EVANSFORD ROAD
EVANSFORD VIC 3371**

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Sold Price **\$1,050,000** Sold Date **07-Feb-22**

Distance -



**1283 WAUBRA-TALBOT ROAD
EVANSFORD VIC 3371**

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Sold Price **\$500,000** Sold Date **07-Oct-21**

Distance -



**65 WILLIAMSON STREET LEXTON
VIC 3352**

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Sold Price **\$387,000** Sold Date **06-Jan-22**

Distance **1.02km**



**3536 SUNRAYSLIA HIGHWAY
LEXTON VIC 3352**

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Sold Price **\$100,000** Sold Date **25-Feb-22**

Distance **0.73km**



**THOMSON STREET LEXTON VIC
3352**

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Sold Price **\$110,000** Sold Date **13-Oct-21**

Distance **0.74km**



**19 GOLDSMITH STREET LEXTON
VIC 3352**

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Sold Price **\$80,000** Sold Date **25-Nov-21**

Distance **1.08km**

RS = Recent sale UN = Undisclosed Sale

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**3550 SUNRAYSIA HIGHWAY
LEXTON VIC 3352**

3 1 2

Sold Price **\$320,000** Sold Date **05-Oct-21**

Distance **0.86km**



SKENE STREET LEXTON VIC 3352

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Sold Price **\$90,000** Sold Date **21-Feb-22**

Distance **0.59km**

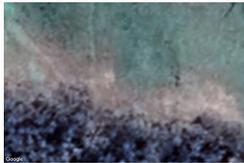


**66 WILLIAMSON STREET LEXTON
VIC 3352**

4 1 2

Sold Price **\$325,000** Sold Date **22-Dec-21**

Distance **1.07km**



**64 BROWNS ROAD EVANSFORD
VIC 3371**

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Sold Price **\$322,026** Sold Date **21-Oct-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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