

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

344 Clarendon-lal Lal Road, Lal Lal Vic 3352

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$277,500 Property Type Vacant land Suburb Lal Lal

Period - From 07/08/2019 to 06/08/2020 Source REIV

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	76 Haywood Rd LAL LAL 3352	\$375,000	11/12/2019
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.~~

This Statement of Information was prepared on: 07/08/2020 16:21



Property Type: Hobby Farm < 20 ha
Land Size: 161800 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Land Price
07/08/2019 - 06/08/2020: \$277,500

Comparable Properties



76 Haywood Rd LAL LAL 3352 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 11/12/2019
Property Type: Hobby Farm < 20 ha
Land Size: 90000 sqm approx

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.