

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

71 Woodlands Road, Lal Lal Vic 3352

Indicative selling price

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

Range between \$575,000

&

\$595,000

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	84 Malones Rd LAL LAL 3352	\$698,000	12/02/2018
2	70 Malones Rd LAL LAL 3352	\$650,000	13/10/2017
3	104 Kookaburra Rd LAL LAL 3352	\$590,000	31/10/2017

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.



5 1 2

Rooms: 5

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 60705 sqm approx

Agent Comments

Enjoying a private position at the very end of a no thru road, this gorgeous 15-acre property offers an idyllic mix of cleared and treed land – perfect for both animals and lifestyle! The five-bedroom home offers a unique family friendly floorplan with a central entertaining hub, and three “wings” that comprise the bedrooms and living zones. Both the bathroom and kitchen have had recent renovations creating a move in ready home. Features include combustion wood-heating, split system ac units, stainless steel kitchen appliances and polished timber floors.

Comparable Properties



84 Malones Rd LAL LAL 3352 (REI/VG)

Agent Comments

5 2 2

Price: \$698,000

Method: Private Sale

Date: 12/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 60702.90 sqm approx



70 Malones Rd LAL LAL 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 13/10/2017

Rooms: 5

Property Type: House

Land Size: 60705 sqm approx



104 Kookaburra Rd LAL LAL 3352 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000

Method: Private Sale

Date: 31/10/2017

Rooms: 6

Property Type: House

Land Size: 20230 sqm approx