

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

27 Currawong Road, Lal Lal Vic 3352

Indicative selling price

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

Range between \$390,000

&

\$410,000

Median sale price

Median price

*

House

Unit

Suburb or locality

Lal Lal

Period - From

to

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	120 Skeltons Rd LAL LAL 3352	\$450,000	17/01/2017
2	19 Rosella Rd LAL LAL 3352	\$340,000	01/08/2016
3	63 Cockatoo Rd LAL LAL 3352	\$340,000	03/05/2016

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 situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**



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Rooms: 5**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 20230 sqm approx

Agent Comments

Set on 5 acres of semi cleared native bushland, this immaculately presented property offers a fantastic country lifestyle, all within easy access to Buninyong, Ballarat, Melbourne and Geelong! The weatherboard house has been recently renovated to create a character and warmth filled home, that is complete with today's modern conveniences. The master bedroom features a walk in robe and ensuite, plus there are two more bedrooms each with built in robes, and a modern family bathroom. The open plan kitchen boasts stainless steel appliances (including dishwasher).

Comparable Properties

**120 Skeltons Rd LAL LAL 3352 (REI/VG)**

Agent Comments

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 4

Price: \$450,000**Method:** Private Sale**Date:** 17/01/2017**Rooms:** 5**Property Type:** House**Land Size:** 10117 sqm approx**19 Rosella Rd LAL LAL 3352 (REI/VG)**

Agent Comments

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Price: \$340,000**Method:** Private Sale**Date:** 01/08/2016**Rooms:** 4**Property Type:** House**Land Size:** 12141 sqm approx**63 Cockatoo Rd LAL LAL 3352 (VG)**

Agent Comments

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Price: \$340,000**Method:** Sale**Date:** 03/05/2016**Rooms:** -**Property Type:** Hobby Farm < 20 ha (Rur)**Land Size:** 40000 sqm approx