

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF						F of the Estate Agents Act 1980		
Property offer	ed for sa	ale							
Address Including suburb or locality andpostcode		7 Currawon	ng Road, Lal L	al Vic 3	3352				
Indicative sell	ing price)							
For the meaning	of this pr	ice see cons	sumer.vic.gov	.au/und	derquoting				
Range betwee	00	&	\$410,000						
Median sale p	rice								
Median price	*	Нои	ıse	Unit		Suburb or loca	lity	al Lal	
Period - From		to			Source	REIV			
Comparable p	roperty	sales (*Del	lete A or B b	oelow	as applica	ıble)			
eightee		that the esta				ne property for sive considers to		n the last nost comparable	
Address of comparable property						Price		Date of sale	
1 120 Skeltons Rd LAL LAL 3352							0	17/01/2017	
2 19 Rosella Rd LAL LAL 3352							0	01/08/2016	
3 63 Cockatoo Rd LAL LAL 3352							0	03/05/2016	
OP									

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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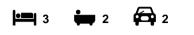
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> Indicative Selling Price \$390,000 - \$410,000





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)

Price: \$450,000 Method: Private Sale Date: 17/01/2017

Rooms: 5

Property Type: House

Land Size: 10117 sqm approx

Agent Comments



19 Rosella Rd LAL LAL 3352 (REI/VG)





Price: \$340,000 Method: Private Sale Date: 01/08/2016

Rooms: 4

Property Type: House

Land Size: 12141 sqm approx

Agent Comments

Agent Comments



63 Cockatoo Rd LAL LAL 3352 (VG)

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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

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