

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Sebago St, Lyonville Vic 3461

Indicative selling price

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

Single price

\$425,000

Median sale price*

Median price

Property Type

Suburb

Lyonville

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2 Frith Mill Rd LYONVILLE 3461	\$395,000	19/10/2020
2	14 Blighs Rd TRENTHAM 3458	\$370,000	27/03/2020
3	50 Peuckers La LYONVILLE 3461	\$360,000	19/09/2019

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/02/2021 15:23

* 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.

17 Sebago St, Lyonville Vic 3461



Fiona Kelly
03 5424 1866
fiona.kelly@belleproperty.com



Property Type: Residential Land
Land Size: 3956 sqm approx
Agent Comments

Indicative Selling Price
\$425,000
No median price available

Comparable Properties



2 Frith Mill Rd LYONVILLE 3461 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 19/10/2020
Property Type: Land
Land Size: 2638 sqm approx



14 Blighs Rd TRENTHAM 3458 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 27/03/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4079 sqm approx



50 Peuckers La LYONVILLE 3461 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 19/09/2019
Property Type: Land
Land Size: 8256 sqm approx

Account - Belle Property Trentham | P: 03 5424 1866



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.