

## 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

3464 Sunraysia Highway, Lexton Vic 3352

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$230,000

&

\$250,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Lexton

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		
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.~~

\* 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.



**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 5180 sqm approx

**Agent Comments**

Offering 5180sqm (approx. 1.25acres), this neat weatherboard home offers an affordable home in the country. The main home comprises two large bedrooms with built in robes, a smaller third bedroom, a kitchen and open plan dining/lounge area as well as a separate second living area. Features include the main bathroom, a second w/c, polished timber floors, combustion wood heater and a carport. The bungalow is complete with a bedroom, bathroom and kitchen.

## Comparable Properties

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