

STATEMENT OF INFORMATION

LYNCH LANE, AXEDALE, VIC 3551

PREPARED BY JENNY DONALDSON, PROFESSIONALS BENDIGO



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LYNCH LANE, AXEDALE, VIC 3551

 4  2  2

Indicative Selling Price

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

Price Range: \$485,000 to \$515,000

Provided by: Jenny Donaldson, Professionals Bendigo

MEDIAN SALE PRICE



AXEDALE, VIC, 3551

Suburb Median Sale Price (House)

\$565,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



61 WINDLE LANE, LONGLEA, VIC 3551

 4  2  2

Sale Price

\$460,000

Sale Date: 31/07/2017

Distance from Property: 5.3km



380 CANNY RD, EPPALOCK, VIC 3551

 4  2  2

Sale Price

\$515,000

Sale Date: 21/07/2017

Distance from Property: 3.8km



423 BOWLES RD, EPPALOCK, VIC 3551

 4  2  2

Sale Price

\$510,000

Sale Date: 22/05/2017

Distance from Property: 4.7km



This report has been compiled on 11/04/2018 by Professionals Bendigo. Property Data Solutions Pty Ltd 2018 - www.pricfinder.com.au

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346 PATONS RD, AXE CREEK, VIC 3551

 5  2  2

Sale Price

\$630,000

Sale Date: 10/10/2017

Distance from Property: 8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LYNCH LANE, AXEDALE, VIC 3551

Indicative selling price

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

Price Range: \$485,000 to \$515,000

Median sale price

Median price \$565,000

House

☒

Unit

☐

Suburb

AXEDALE

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
61 WINDLE LANE, LONGLEA, VIC 3551	\$460,000	31/07/2017
380 CANNY RD, EPPALOCK, VIC 3551	\$515,000	21/07/2017
423 BOWLES RD, EPPALOCK, VIC 3551	\$510,000	22/05/2017
346 PATONS RD, AXE CREEK, VIC 3551	\$630,000	10/10/2017