

WE DELIVER RESULTS

STATEMENT OF INFORMATION

28 MAIN STREET, LYONVILLE, VIC 3461

PREPARED BY RAE CORRIS, BIGGIN & SCOTT DAYLESFORD 0408 358 772

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 MAIN STREET, LYONVILLE, VIC 3461

2 1 2

Indicative Selling Price

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

Single Price: **\$435,000**

Provided by: Rae Corris, Biggin & Scott Daylesford

MEDIAN SALE PRICE



LYONVILLE, VIC, 3461

Suburb Median Sale Price (House)

\$570,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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 18 months.



14 COLIBAN DR, LYONVILLE, VIC 3461

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Sale Price

\$440,000

Sale Date: 22/05/2017

Distance from Property: 668m



33 MAIN ST, LYONVILLE, VIC 3461

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Sale Price

***\$475,000**

Sale Date: 24/04/2017

Distance from Property: 137m



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

28 MAIN STREET, LYONVILLE, VIC 3461

Indicative selling price

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

Single Price:

\$435,000

Median sale price

Median price

\$570,000

House

X

Unit


Suburb

LYONVILLE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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 18 months.

Address of comparable property	Price	Date of sale
14 COLIBAN DR, LYONVILLE, VIC 3461	\$440,000	22/05/2017
33 MAIN ST, LYONVILLE, VIC 3461	*\$475,000	24/04/2017