





Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 38775 sqm **Agent Comments**

Indicative Selling Price \$310,000 - \$320,000

Comparable Properties

147 Mt Doran Egerton Rd MOUNT DORAN

3334 (VG) **--** 3



Price: \$310,000 Method: Sale Date: 19/12/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm

Agent Comments

(REI/VG) **-**2

250 Clarendon Lal Lal Rd LAL LAL 3352





Price: \$300,000 Method: Private Sale Date: 20/10/2016 Rooms: 3

Property Type: House (Res) Land Size: 20234 sqm

Agent Comments



56 Mt Doran Egerton Rd MOUNT DORAN 3334 Agent Comments

(REI/VG)

1 3





Price: \$295,000 Method: Private Sale Date: 08/03/2016 Rooms: 4

Property Type: House Land Size: 20200 sqm

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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.

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Add Including subu locality andpost | ırb or | Doran Road, Lal Lal Vi | c 3352 | | | | |
|---|------------------|------------------------|----------------------------|--|--|--|--|
| Indicative selling price | | | | | | | |
| For the meaning o | f this price see | e consumer.vic.gov.au/ | underquoting | | | | |
| Range between | \$310,000 | & | \$320,000 | | | | |
| Median sale prid | ce | | | | | | |
| Median price | | House X | Suburb or locality Lal Lal | | | | |
| Period - From | | to | Source REIV | | | | |

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 |
|--|-----------|--------------|
| 147 Mt Doran Egerton Rd MOUNT DORAN 3334 | \$310,000 | 19/12/2016 |
| 250 Clarendon Lal Lal Rd LAL LAL 3352 | \$300,000 | 20/10/2016 |
| 56 Mt Doran Egerton Rd MOUNT DORAN 3334 | \$295,000 | 08/03/2016 |





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