

# 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

15 Sebago St, Lyonville Vic 3461

### Indicative selling price

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

Single price

\$420,000

### 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	20 Old Blackwood Rd BULLARTO 3461	\$249,000	12/12/2020
2	2 Frith Mill Rd LYONVILLE 3461	\$395,000	19/10/2020
3	6 Tram St LYONVILLE 3461	\$210,000	21/07/2020

**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:

29/06/2021 16:08

\* 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.



**Property Type:** Residential Land  
**Land Size:** 2024 sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$420,000  
**No median price available**

## Comparable Properties



**20 Old Blackwood Rd BULLARTO 3461 (REI)** **Agent Comments**



**Price:** \$249,000  
**Method:** Private Sale  
**Date:** 12/12/2020  
**Property Type:** Land  
**Land Size:** 4579 sqm approx



**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

**6 Tram St LYONVILLE 3461 (VG)** **Agent Comments**



**Price:** \$210,000  
**Method:** Sale  
**Date:** 21/07/2020  
**Property Type:** Land  
**Land Size:** 3300 sqm approx