



Indicative Selling Price  
\$95,000

Rooms:  
Property Type:  
Land Size: 6000 sqm  
Agent Comments

## Comparable Properties



lot 28 Bronzewing Rd LAL LAL 3352 (REI)

Agent Comments



Price: \$180,000  
Method: Private Sale  
Date: 02/12/2016  
Rooms: -  
Property Type: Land  
Land Size: 20235 sqm



lot 62 Kookaburra Rd LAL LAL 3352 (REI)

Agent Comments



Price: \$145,000  
Method: Private Sale  
Date: 06/05/2017  
Rooms: -  
Property Type: Land (Res)  
Land Size: 4 sqm



6328 Midland Hwy CLARENDON 3352 (REI)

Agent Comments



Price: \$79,500  
Method: Private Sale  
Date: 24/09/2016  
Rooms: -  
Property Type: Land (Res)  
Land Size: 1283 sqm

## 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

Yendon-lal Lal Road, Lal Lal Vic 3352

#### Indicative selling price

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

Single price \$95,000

#### Median sale price

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
lot 28 Bronzewing Rd LAL LAL 3352	\$180,000	02/12/2016
lot 62 Kookaburra Rd LAL LAL 3352	\$145,000	06/05/2017
6328 Midland Hwy CLARENDON 3352	\$79,500	24/09/2016