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	23 Sebago St, Lyonville Vic 3461

Indicative selling price

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

Single price	$399,000

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	2 Frith Mill Rd LYONVILLE 3461	$395,000	19/10/2020
2	14 Blighs Rd TRENTHAM 3458	$370,000	27/03/2020
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: 30/10/2021 17:33

* 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.

23 Sebago St, Lyonville Vic 3461



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Property Type: Residential Land
Land Size: 3289 sqm approx

Agent Comments

Indicative Selling Price
$399,000
No median price available

Comparable Properties



2 Frith Mill Rd LYONVILLE 3461 (REI/VG)

- - -

Price: $395,000
Method: Private Sale
Date: 19/10/2020
Property Type: Land
Land Size: 2638 sqm approx

Agent Comments



14 Blighs Rd TRENTHAM 3458 (VG)

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Price: $370,000
Method: Sale
Date: 27/03/2020
Property Type: Hobby Farm < 20 ha
Land Size: 4079 sqm approx

Agent Comments

6 Tram St LYONVILLE 3461 (VG)

- - -

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

Agent Comments

Account - Belle Property Trentham | P: 03 5424 1866

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