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: 39 Lawrence La, Steels Creek Vic 3775

Indicative selling price

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

Range between $1,860,000 & $1,930,000

Median sale price*

Median price | Property Type | Suburb: Steels Creek

Period - From | to | Source

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	57 Hargreaves Rd STEELS CREEK 3775	$1,700,000	09/04/2023
2	325 Hunts La STEELS CREEK 3775	$1,700,000	01/03/2023
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OR

B* 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 eighteen months.

This Statement of Information was prepared on: 08/07/2024 14:29

* 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.



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Property Type: House

Agent Comments

Indicative Selling Price
$1,860,000 - $1,930,000
No median price available

Comparable Properties

57 Hargreaves Rd STEELS CREEK 3775 (VG)

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Agent Comments

Price: $1,700,000
Method: Sale
Date: 09/04/2023
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 80900 sqm approx



325 Hunts La STEELS CREEK 3775 (VG)

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Agent Comments

Price: $1,700,000
Method: Sale
Date: 01/03/2023
Property Type: House (Res)
Land Size: 2836 sqm approx

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 eighteen months.

Account - Jellis Craig | P: 03 9864 5000

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