

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 and
postcode

Lots 1 & 2, 7 Schoolhouse Lane, Ladys Pass VIC 3523

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

&

Median sale price

Lot 1: \$550,000

Lot 2: \$400,000 - \$440,000

Important advice about the median sale price: 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*.

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 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 14 MCLENNAN ROAD LADYS PASS VIC 3523	\$520,000	30-Sep-21
1047 NORTHERN HIGHWAY LADYS PASS VIC 3523	\$600,000	21-Feb-22
TUNNECLIFFS LANE LADYS PASS VIC 3523	\$580,000	13-Jul-22

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 18 months.

This Statement of Information was prepared on: 10 November 2022

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**LOT 14 MCLENNAN ROAD LADYS
PASS VIC 3523**

Sold Price

\$520,000

Sold Date

30-Sep-21



Distance

1.21km

**1047 NORTHERN HIGHWAY LADYS
PASS VIC 3523**

Sold Price

\$600,000

Sold Date

21-Feb-22



Distance

1.86km

**TUNNECLIFFS LANE LADYS PASS
VIC 3523**

Sold Price

\$580,000

Sold Date

13-Jul-22



Distance

2.4km

**18 TUSCAN COURT HEATHCOTE
VIC 3523**

Sold Price

\$451,000

Sold Date

12-May-21



Distance

3.17km

**88-106 STODDART ROAD MOUNT
CAMEL VIC 3523**

Sold Price

\$450,000

Sold Date

25-Jul-22



Distance

3.34km

**LOT 15 MCLENNAN ROAD LADYS
PASS VIC 3523**

Sold Price

\$315,000

Sold Date

27-Sep-21



Distance

1.25km

RS = Recent sale**UN** = Undisclosed Sale

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