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

37 Main Road Lancefield VIC 3435

Indicative selling price

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

Single Price	\$825,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$565,000	Property type		House		Suburb	Lancefield
Period-from	01 Jul 2020	to	30 Jun 2	2021	Source		Corelogic

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	
27 High Street Lancefield VIC 3435	\$730,000	24-Feb-21	
35 Chauncey Street Lancefield VIC 3435	\$785,000	28-Jun-21	
121B High Street Lancefield VIC 3435	\$845,000	30-Apr-21	

OR

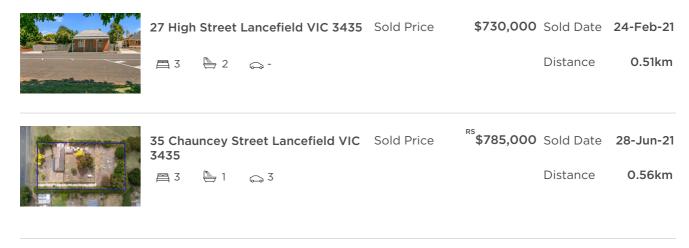
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 09 July 2021



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121B High Street Lancefield VIC 3435		Sold Price	\$845,000	Sold Date	30-Apr-21	
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RS = Recent sale UN = Undisclosed Sale

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