

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

107A High Street, Lancefield, Vic 3435

Indicative selling price

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

range between

\$570,000

&

\$610,000

Median sale price

Median price

\$680,000

Property type

House

Suburb

Lancefield

Period - From

01/03/2023

to

29/02/2024

Source



PropTrack

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
2B Rose Boulevard, Lancefield, VIC 3435	\$615,000	04/11/2023
45 James Patrick Way, Lancefield, VIC 3435	\$585,000	08/11/2023
20 Lancelot Crescent, Lancefield, VIC 3435	\$575,000	15/11/2023

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: 12/03/2024