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

11 ROGERS WAY LANCEFIELD VIC 343	11	ROGERS	WAY	LANCEFIELD	O VIC 343
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Indicative selling price

Period-from

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

Single Price		or rang betwee	′	&	\$610,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$665,000	Property type	House	Suburb	Lancefield			

30 Nov 2024

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

01 Dec 2023

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.

to

Address of comparable property	Price	Date of sale	
8 WILLIAM COURT LANCEFIELD VIC 3435	\$595,000	28-Mar-24	
45 JAMES PATRICK WAY LANCEFIELD VIC 3435	\$585,000	08-Nov-23	
38 MADIGAN ROAD LANCEFIELD VIC 3435	\$620,000	29-Aug-24	

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.

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Source



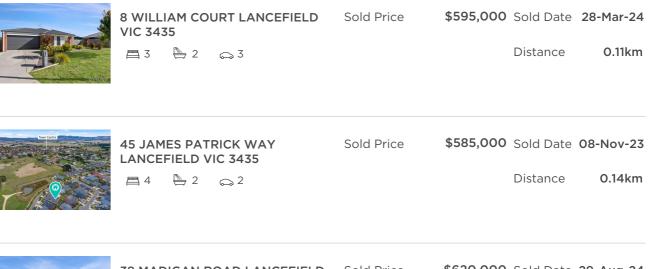
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consumer.vic.gov.au

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38 MADIGAN ROAD LANC VIC 3435	Sold Price	\$620,000	Sold Date 29-Aug-24		
VIC 3435				Distance	0.25km

RS = Recent sale UN = Undisclosed Sale

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