

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 23 James Patrick Way Lancefield 3435

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$*455,000 or range between \$* & \$

Median sale price

Median price \$456,000 Property Type House Suburb or Locality Lancefield
Period - From 25/2/2019 to 25/2/2020 Source Pricefinder

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
1 34 James Patrick Way Lancefield	\$477,000	13/9/2019
2 43 James Patrick Way Lancefield	\$400,000	26/8/2019
3 16 Lancelot Crescent Lancefield	\$473,000	29/7/2019

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: 25/2/2020