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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

31 Woodvale Crescent Lancefield VIC 3435

 4  2  4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$935,000

## Median Sale Price

\$439,000 Houses in Lancefield between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**21 Heddle Road Lancefield VIC  
3435**

 4  2  2

Sold Price **\$900,000** Sold Date **09-Dec-17**

Distance **3.53km**



**22 Heddle Road Lancefield VIC  
3435**

 5  2  2

Sold Price **\$1,015,000** Sold Date **28-Mar-18**

Distance **3.65km**



**69 Mount William Road Goldie VIC  
3435**

 3  2  2

Sold Price **\$883,000** Sold Date **02-Sep-17**

Distance **5.67km**

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