

## 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 or locality and postcode 98 Grahams Road, Lancefield Vic 3435

#### Indicative selling price

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

Single price \$780,000

#### Median sale price

Median price \$415,000 House X Unit Suburb or locality Lancefield

Period - From 01/07/2016 to 30/06/2017 Source REIV

#### 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 eighteen 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	35 Ochiltree Ct ROMSEY 3434	\$790,000	17/06/2016
2	52 Grahams Trk LANCEFIELD 3435	\$787,000	28/07/2016
3	251 Burke And Wills Trk LANCEFIELD 3435	\$780,000	14/11/2016

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 eighteen months.



**Rooms:**  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 8 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000  
**Median House Price**  
 Year ending June 2017: \$415,000

## Comparable Properties



**35 Ochiltree Ct ROMSEY 3434 (REI/VG)**

Agent Comments



**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 17/06/2016  
**Rooms:** 9  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 46100 sqm approx



**52 Grahams Trk LANCEFIELD 3435 (VG)**

Agent Comments



**Price:** \$787,000  
**Method:** Sale  
**Date:** 28/07/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 87200 sqm approx

**251 Burke And Wills Trk LANCEFIELD 3435 (VG)**

Agent Comments



**Price:** \$780,000  
**Method:** Sale  
**Date:** 14/11/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 40000 sqm approx