

## 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

66 Dunsford Street, 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 \$450,000

#### 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	7 Clifton Dr LANCEFIELD 3435	\$450,000	29/04/2017
2	84 Chauncey St LANCEFIELD 3435	\$440,000	23/12/2016
3	4 Bennett Cl LANCEFIELD 3435	\$440,000	09/09/2016

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.~~



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$450,000  
**Median House Price**  
Year ending June 2017: \$415,000

## Comparable Properties

### 7 Clifton Dr LANCEFIELD 3435 (VG)

Agent Comments

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**Price:** \$450,000  
**Method:** Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 155 sqm approx

### 84 Chauncey St LANCEFIELD 3435 (VG)

Agent Comments

3   -   -

**Price:** \$440,000  
**Method:** Sale  
**Date:** 23/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1968 sqm approx

### 4 Bennett Ct LANCEFIELD 3435 (VG)

Agent Comments

3   -   -

**Price:** \$440,000  
**Method:** Sale  
**Date:** 09/09/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1884 sqm approx