

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 andpostcode

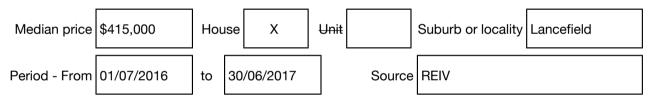
31 Rose Boulevard, Lancefield Vic 3435

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$405,000

#### Median sale price



#### 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	4 Chisholm Dr LANCEFIELD 3435	\$410,000	09/05/2017
2	105 High St LANCEFIELD 3435	\$400,000	27/06/2016
3	8 Rose Blvd LANCEFIELD 3435	\$395,000	31/10/2016

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.

Account - North Western | P: 03 5429 1344

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 2018 sqm approx Agent Comments Indicative Selling Price \$405,000 Median House Price Year ending June 2017: \$415,000

# **Comparable Properties**

4 Chisholm Dr LANCEFIELD 3435 (VG) 3 ↓ - ↓ - ↓ - Price: \$410,000 Method: Sale Date: 09/05/2017 Rooms: - Property Type: House (Res) Land Size: 2003 sqm approx	Agent Comments
105 High St LANCEFIELD 3435 (REI/VG) 105 High St LANCEFIELD 345 (REI/VG) 105	Agent Comments
8 Rose Blvd LANCEFIELD 3435 (REI/VG) 2 6 5 Price: \$395,000 Method: Private Sale Date: 31/10/2016 Rooms: 6 Property Type: House Land Size: 1868 sqm approx	Agent Comments

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REIV

property data

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