

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	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

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	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.~~



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)

Agent Comments



Price: \$410,000

Method: Sale

Date: 09/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 2003 sqm approx



105 High St LANCEFIELD 3435 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 27/06/2016

Rooms: 5

Property Type: House

Land Size: 3000 sqm approx



8 Rose Blvd LANCEFIELD 3435 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 31/10/2016

Rooms: 6

Property Type: House

Land Size: 1868 sqm approx