

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10 Hemphill Court, Lancefield VIC 3435

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$535,000 or range between \$* & \$

Median sale price

Median price \$555,000 Property Type House Suburb or Locality Lancefield Vic 3435

Period - From 26/03/2018 to 26/09/2019 Source PriceFinder

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 18 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 10 Clifton Drive, Lancefield	\$565,000	26/08/2018
2 4 Rose Boulevard, Lancefield	\$555,000	14/08/2018
3 14 Chisholm Drive, Lancefield	\$600,000	14/05/2018

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 18 months.~~

This Statement of Information was prepared on: 26th September 2019