

Affiliate of SAA

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offer	ed for sale				
Ac	ddress 10 Hemphill	Court, Lancefield VIC 343	5		
Including sub locality and pos					
Indicative sell	ing price				
For the meaning o	of this price see cons	sumer.vic.gov.au/underquo	ting (*Dele	te single pric	e or range as applicable)
Single price <u></u>	\$535,000	or range between	\$*		<u> </u>
Median sale p	rice				
Median price \$5	555,000	Property Type House		Suburb or Locality	Lancefield Vic 3435
Period - From 26	6/03/2018	to 26/09/2019	Source	PriceFinder	

Comparable property sales (*Delete A or B below as applicable)

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

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R*	The estate agent or agent's representative reasonably believes that fewer than three comparable properties were
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	sold within five kilometres of the property for sale in the last 18 months.
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This Statement of Information was prepared on: 26th September 2019

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