

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 and
postcode

4 LANCELOT CRESCENT LANCEFIELD VIC 3435

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Lancefield

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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

32 DUNDAS STREET LANCEFIELD VIC 3435	640000	05-Nov-22
13 RAGLAN STREET LANCEFIELD VIC 3435	612500	16-Dec-22
33 JAMES PATRICK WAY LANCEFIELD VIC 3435	610000	11-Nov-22

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: 20 February 2023

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32 DUNDAS STREET LANCEFIELD VIC 3435

2 1 2

Sold Price

640000

Sold Date **05-Nov-22**

Distance **0.9km**



13 RAGLAN STREET LANCEFIELD VIC 3435

3 2 2

Sold Price

^{RS} **612500**

Sold Date **16-Dec-22**

Distance **0.64km**



33 JAMES PATRICK WAY LANCEFIELD VIC 3435

4 2 2

Sold Price

610000

Sold Date **11-Nov-22**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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