

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$635,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$419,500 *House ☒ *unit ☐ Suburb or locality Lancefield

Period - From 03/01/17 to 03/01/18 Source PriceFinder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 5 James Patrick Way, Lancefield	\$460,000	09/09/17
2 10 Sullivan Crt, Romsey	\$656,000	20/11/17
3 39 Main Road, Lancefield	\$520,000	11/11/17

OR

~~**B*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~

~~**Or** 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*.~~

(*Delete as applicable)