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Statement of Information

51 MCCRAWS ROAD, LANCE CREEK, VIC 3995

Prepared by South Coast, 1A Beckett Street Inverloch

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



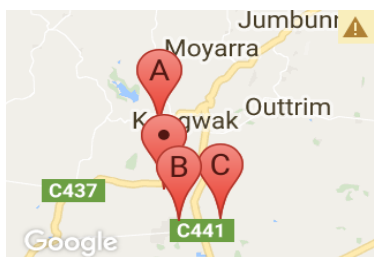
51 MCCRAWS ROAD, LANCE CREEK, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$1,050,000 to \$1,150,000**

MEDIAN SALE PRICE



LANCE CREEK, VIC, 3995

Suburb Median Sale Price (Other)

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



52 LOLANDS RD, LANCE CREEK, VIC 3995  4  2  2

Sale Price

***\$850,000**

Sale Date: 27/01/2018

Distance from Property: 3.7km



60 DESMOND RD, WATTLE BANK, VIC  7  3  6

Sale Price

***\$985,000**

Sale Date: 13/11/2017

Distance from Property: 2km



LYNNES RD, WATTLE BANK, VIC 3995  -  -  -

Sale Price

\$790,000

Sale Date: 28/12/2017

Distance from Property: 3.4km



This report has been compiled on 28/03/2018 by South Coast. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 offered for sale

Address
Including suburb and
postcode

51 MCCRAWS ROAD, LANCE CREEK, VIC 3995

Indicative selling price

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

Price Range:

\$1,050,000 to \$1,150,000

Median sale price

Median price

House

Unit


Suburb

LANCE CREEK

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
52 LOLANDS RD, LANCE CREEK, VIC 3995	*\$850,000	27/01/2018
60 DESMOND RD, WATTLE BANK, VIC 3995	*\$985,000	13/11/2017
LYNNES RD, WATTLE BANK, VIC 3995	\$790,000	28/12/2017