

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

12 Rose Boulevard 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

\$827,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,750

Property type

House

Suburb

Lancefield

Period-from

01 Aug 2020

to

31 Jul 2021

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

8 Rose Boulevard Lancefield VIC 3435	\$717,500	26-Jul-21
35 Chauncey Street Lancefield VIC 3435	\$785,000	28-Jun-21

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: 03 August 2021



**8 Rose Boulevard Lancefield VIC
3435**

Sold Price

^{RS} **\$717,500**

Sold Date

26-Jul-21

 3  2  5

Distance

0.06km



**35 Chauncey Street Lancefield VIC
3435**

Sold Price

^{RS} **\$785,000**

Sold Date

28-Jun-21

 3  1  3

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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