

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 \$405,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

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

Period - From 08/01/2017 to 08/01/2018 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 28 Lancelot Cres, Lancefield	\$417,000	11/08/2017
2 18 Lancelot Cres, Lancefield	\$402,000	01/11/2017
3 4 Stawell St, Romsey	\$400,000	23/09/2017

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)