

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 LANCEFIELD CIRCUIT EYNESBURY VIC 3338

Indicative selling price

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

Single Price

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Eynesbury

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

29 LANCEFIELD CIRCUIT EYNESBURY VIC 3338	\$780,000	20-Dec-23
46 LANCEFIELD CIRCUIT EYNESBURY VIC 3338	\$650,000	10-Jan-24
8 HEPBURN AVENUE EYNESBURY VIC 3338	\$695,000	15-Nov-22

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 30 January 2024

Jade Carberry
P 03 9746 6222
M 0424 929 727
E jadecarberry@fnnmelton.com.au



29 LANCEFIELD CIRCUIT EYNESBURY VIC 3338

 4  2  2

Sold Price ^{RS} **\$780,000** Sold Date **20-Dec-23**

Distance **0.15km**



46 LANCEFIELD CIRCUIT EYNESBURY VIC 3338

 3  2  2

Sold Price ^{RS} **\$650,000** Sold Date **10-Jan-24**

Distance **0.1km**



8 HEPBURN AVENUE EYNESBURY VIC 3338

 4  2  2

Sold Price **\$695,000** Sold Date **15-Nov-22**

Distance **0.4km**



12 MALDON DRIVE EYNESBURY VIC 3338

 4  2  2

Sold Price **\$700,000** Sold Date **22-Jun-23**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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