

# RT Edgar

## STATEMENT OF INFORMATION

28 March 2019

### Property offered for sale

26 Lancelot Crescent, Lancefield

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$390,000 & \$430,000

### Median sale price

Median price	\$495,000	House	X	Unit	Suburb or locality	Lancefield
Period - From	1/02/2018	to	1/02/2019	Source	Realestate.com	

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar [Macedon Ranges](#) estate agent and [Rick Lander](#) consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 20 Lancelot Crescent, Lancefield	\$433,000	July 2018
<b>2</b> 24 Lancelot Crescent, Lancefield	\$450,000	May 2018
<b>3</b> 6 Mary Court, Lancefield	\$405,000	October 2018