

## 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 \$483,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$450,000 \*House ☒ \*unit ☐ Suburb or locality Lancefield

Period - From 22/02/2019 to 22/08/2019 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 16 Lancelot Crescent, Lancefield	\$473,000	29/07/2019
2 7 Lancelot Crescent, Lancefield	\$440,000	31/05/2019
3 31 James Patrick Way, Lancefield	\$430,000	25/01/2019

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)