

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 16 Lancelot Crescent
Lancefield, Victoria, 3435
Including suburb or
locality and postcode

Indicative selling price

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

Single price \$479,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$430,000 *House ☒ *unit ☐ Suburb or locality Lancefield

Period - From 2018 to 2019 Source PriceFinder

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
1 31 James Patrick Way, Lancefield	\$430,000	25/01/2019
2 72 Chauncey Street, Lancefield	\$560,000	12/01/2019
3 5/54 Dunsford Street, Lancefield	\$525,000	26/11/2018

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.~~