

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
Including suburb and
postcode

121A HIGH STREET, LANCEFIELD, VIC, 3435

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range
between

\$320, 000

&

\$350, 000

Median sale price

Median price

\$456, 000

House

X

Suburb or
locality

LANCEFIELD VIC 3435

Period - From

July 2017

to

June 2018

Source



Comparable property sales

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. 28 ROSE BVD, LANCEFIELD, VIC 3435	\$360, 000	09/04/2018
2. 31 ROSE BVD, LANCEFIELD, VIC 3435	\$395, 000	18/10/2017
3. 18 ROSE BVD, LANCEFIELD, VIC 3435	\$370, 000	05/06/2018

Property data source: www.pricefinder.com.au Generated on 24th September 2018.