

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 51 Lancefield Circuit, Eynesbury 3338

### Indicative selling price

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

Single price \$589,000 or range between

### Median sale price

Median price \$465,000 \*House x \*Unit Suburb Eynesbury  
Period - From Mar 2017 to Feb 2018 Source Core Logic / RP data

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 15 Lancefield Circuit Eynesbury VIC 3338	\$540,000	27-Nov-17
2 13 Boolite Street Eynesbury VIC 3338	\$565,000	25-Nov-17
3 12 Marong Avenue Eynesbury VIC 3338	\$550,000	23-Jan-18

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 six months.

Property data source: REIV [propertydata.com.au](http://propertydata.com.au).