

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

4 Clifton Drive, Lancefield VIC 3435

Indicative selling price

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

Single price \$545,000

or range between \$*-----

&

\$-----

Median sale price

Median price \$545,000

Property type House

Suburb Lancefield

Period - From 01/09/2019

to

31/08/2020

Source Corelogic

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 10 Hemphill Court, Lancefield VIC 3435	\$ 511,000	29/10/2019
2 34 McMasters Lance, Lancefield VIC 3435	\$ 500,000	06/10/2019
3 4 Chisholm Drive, Lancefield VIC 3435	\$ 510,000	14/04/2020

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.~~

This Statement of Information was prepared on: 22/09/2020