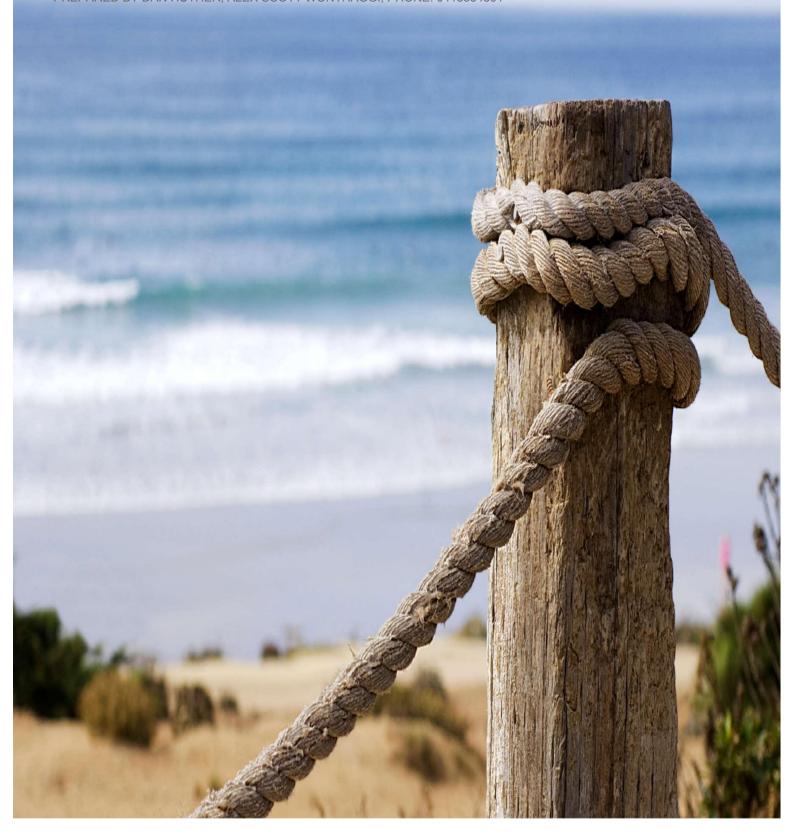
STATEMENT OF INFORMATION

32 LOLANDS ROAD, LANCE CREEK, VIC 3995

PREPARED BY DAN HUTHER, ALEX SCOTT WONTHAGGI, PHONE: 0418334801







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 LOLANDS ROAD, LANCE CREEK, VIC 🕮 4 🕒 2 🚓 4







Indicative Selling Price

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

Single Price: \$525,000

Provided by: Dan Huther, Alex Scott Wonthaggi

MEDIAN SALE PRICE



LANCE CREEK, VIC, 3995

Suburb Median Sale Price (House)

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1280 KORUMBURRA-WONTHAGGI RD,







Sale Price

\$555,000

Sale Date: 16/05/2016

Distance from Property: 3.1km





1270 BENA-KONGWAK RD, KONGWAK, VIC









Sale Price

\$525,000

Sale Date: 30/06/2016

Distance from Property: 3.8km





1996 KORUMBURRA-WONTHAGGI RD, LANCE 🕮 3 🕒 2







Sale Price

\$510,000

Sale Date: 02/03/2016

Distance from Property: 3.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	32 LOLANDS ROAD, LANCE CREEK, VIC 3995
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Indicative selling price

For the meaning of this	s price see consumer.vic.gov.au/unde	rquoting
Single Price:	\$525,000	

Median sale price

Median price		House	Χ	Unit	Suburb	LANCE CREEK
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder	

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
1280 KORUMBURRA-WONTHAGGI RD, KONGWAK, VIC 3951	\$555,000	16/05/2016
1270 BENA-KONGWAK RD, KONGWAK, VIC 3951	\$525,000	30/06/2016
1996 KORUMBURRA-WONTHAGGI RD, LANCE CREEK, VIC 3995	\$510,000	02/03/2016

