

STATEMENT OF INFORMATION

32 LOLANDS ROAD, LANCE CREEK, VIC 3995

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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,

4 2 4

Sale Price

\$555,000

Sale Date: 16/05/2016

Distance from Property: 3.1km



1270 BENA-KONGWAK RD, KONGWAK, VIC

3 2 4

Sale Price

\$525,000

Sale Date: 30/06/2016

Distance from Property: 3.8km



1996 KORUMBURRA-WONTHAGGI RD, LANCE

3 2 5

Sale Price

\$510,000

Sale Date: 02/03/2016

Distance from Property: 3.4km



This report has been compiled on 26/09/2017 by Alex Scott Wonthaggi. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

32 LOLANDS ROAD, LANCE CREEK, VIC 3995

Indicative selling price

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

Single Price:

\$525,000

Median sale price

Median price

House

X

Unit

Suburb

LANCE CREEK

Period

01 July 2016 to 30 June 2017

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
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