

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$418,500 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$480,000 *House ☒ *unit ☐ Suburb or locality Lancefield

Period - From 11/03/2018 to 13/05/2019 Source PriceFinder

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 31 James Patrick Way, Lancefield	\$430,000	25/01/2019
2 6 Mary Court, Lancefield	\$405,000	15/10/2018
3 2A Rose Boulevard, Lancefield	\$415,000	21/06/2018

OR

~~**B*** **Either** 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*.~~

~~**Or** 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*.~~

(*Delete as applicable)