

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 and
postcode

5 HEMPHILL COURT 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

or range
between

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Lancefield

Period-from

01 Aug 2023

to

31 Jul 2024

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

3 BENNETT CLOSE LANCEFIELD VIC 3435	\$720,500	18-Sep-23
38 MCMASTERS LANE LANCEFIELD VIC 3435	\$720,000	22-Jul-24
34 MCMASTERS LANE LANCEFIELD VIC 3435	\$726,000	31-Jan-24

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: 02 August 2024



**3 BENNETT CLOSE LANCEFIELD
VIC 3435**

 4  2  2

Sold Price

\$720,500

Sold Date

18-Sep-23

Distance

0.22km



**38 MCMASTERS LANE
LANCEFIELD VIC 3435**

 3  2  4

Sold Price

^{RS} **\$720,000**

Sold Date

22-Jul-24

Distance

0.52km



**34 MCMASTERS LANE
LANCEFIELD VIC 3435**

 4  2  4

Sold Price

\$726,000

Sold Date

31-Jan-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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