

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 \$559,500 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$461,000 *House *unit Suburb or locality Lancefield

Period - From 01/01/2018 to 29/05/2018 Source PriceFinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/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 39 Main Rd, Lancefield	\$520,000	29/11/2017
2 4 Bennett Close, Lancefield	\$583,000	30/04/2018
3 25 Drovers Retreat, Romsey	\$557,000	14/02/2018

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)