

## 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 \$455,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$475,000 \*House  \*unit  Suburb or locality Lancefield

Period - From 01/01/2018 to 17/10/2018 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 51 James Patrick Way, Lancefield	\$430,000	26/09/2018
2 5 Mary Court, Lancefield	\$472,000	07/01/2018
3 2A Rose Blvd, Lancefield	\$415,000	10/07/2018

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)