

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 \$458,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$476,500 *House *unit Suburb or locality Lancefield

Period - From 01/01/2018 to 04/12/2018 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 20 Lancelot Cres, Lancefield	\$433,000	17/07/2018
2 51 James Patrick Way, Lancefield	\$430,000	24/09/2018
3 18 Shakespeare Court, Lancefield	\$430,000	19/07/2018

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)