

## 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 \$1,250,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$560,000 \*House  \*unit  Suburb or locality Lancefield

Period - From Dec 2018 to April 2019 Source Pricefinder.com.au

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

**A\*** These are the three properties sold within 5 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 77 King Drive, Lancefield	\$920,000	23/10/2018
2 22 Heddle Rd, Lancefield	\$1,015,000	27/03/2018
3 29 Ochiltrees Court, Romsey	\$932,500	01/05/2018

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)