

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 7A Chisholm Drive, Lancefield VIC 3435

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$509,000 or range between \$* & \$

Median sale price

Median price \$480,000 Property Type House Suburb or Locality Lancefield

Period - From 22/05/2018 to 22/11/2019 Source PriceFinder

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
1 31 Chisholm Drive, Lancefield VIC 3435	\$422,000	15/07/2019
2 60 Main Road, Lancefield VIC 3435	\$465,000	03/08/2019
3 58 Chauncey Street, Lancefield VIC 3435	\$555,000	05/10/2019

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: 22/11/2019