



## 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 (including Suburb and postcode)

7 Lancelot Crescent, Lancefield, 3435

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$450,000

&

\$480,000

### Median sale price

Median price

\$460,000

Property type

House

Suburb

Lancefield, 3435

Period from

14/03/2018

to

31/05/2018

Source

rea

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

24 Lancelot Crescent, LANCEFIELD, 3435 Victoria

\$450,000

02/05/2018

44 High Street, LANCEFIELD, 3435 Victoria

\$480,000

01/06/2018

3 Dawson Court, LANCEFIELD, 3435 Victoria

\$456,000

15/03/2018