Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	33 James Patrick Way, Lancefield, Vic 3435

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	range between	$630,000	&	$660,000

Median sale price

Median price	$780,000	Property type	House	Suburb	Lancefield
Period - From	July 2021	to	June 2022	Source	Pricefinder.com.au

Comparable property sales

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
29 James Patrick Way, Lancefield	$620,000	9th Feb 2022
33 Lancelot Crescent, Lancefield	$605,300	7th Oct 2021
13 Barrett Street, Lancefield	$630,000	10th Feb 2022

This Statement of Information was prepared on: 22nd July, 2022