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	2A Rose Boulevard, Lancefield

Indicative selling price

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

	or range between	$620,000	&	$640,000

Median sale price

Median price	$685,000	Property type	House	Suburb	Lancefield
Period - From	January 2023	to	December 2023	Source	Realestate.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
2B Rose Boulevard, Lancefield	$615,000	14/11/2023
45 James Patrick Way, Lancefield	$585,000	27/11/2023
20 Lancelot Crescent, Lancefield	$575,000	24/11/2023

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: 18 January 2024