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	29 James Patrick Way, Lancefield, Victoria, 3435

Indicative selling price

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

Single price	$	or range between	$630,000	&	$660,000

Median sale price

Median price	$705,000	Property type	*House*	Suburb	Lancefield
Period - From	October 2020	to	September 2021	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
1 1 – 2 Shakespeare Court, Lancefield	$661,500	17/07/2021
2 33 Lancelot Crescent, Lancefield	$605,300	07/10/2021
3 3 Price Court, Lancefield	$695,000	21/07/2021

This Statement of Information was prepared on: Monday 8th November, 2021