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: 59 King Drive, Lancefield, Victoria, 3435

Indicative selling price

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

Single price: $ | or range between: $1,490,000 | &: $1,635,000

Median sale price

Median price: $780,000 | Property type: *House* | Suburb: Lancefield

Period - From: January 2022 | to: January 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
1 63 King Drive, Lancefield	$1,500,000	07/11/2021
2 79 King Drive, Lancefield	$1,400,000	22/11/2021
3 88 Red Gap Road, Lancefield	$1,550,000	04/02/2021

This Statement of Information was prepared on: Tuesday 17th February, 2023