



4   2   2

**Rooms:** 7  
**Property Type:** Land  
**Land Size:** 692 sqm  
**Agent Comments**

**Indicative Selling Price**  
 \$320,000 - \$352,000

## Comparable Properties



**65 High St LANCEFIELD 3435 (VG)**

**Agent Comments**

3   -   -

**Price:** \$335,000  
**Method:** Sale  
**Date:** 26/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm



**9 Noel St LANCEFIELD 3435 (REI)**

**Agent Comments**

3   1   1

**Price:** \$330,000  
**Method:** Auction Sale  
**Date:** 03/02/2016  
**Rooms:** -  
**Property Type:** House



**27 Dundas St LANCEFIELD 3435 (REI)**

**Agent Comments**

2   1   1

**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 07/03/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 828 sqm

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

**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
65 High St LANCEFIELD 3435	\$335,000	26/11/2016
9 Noel St LANCEFIELD 3435	\$330,000	03/02/2016
27 Dundas St LANCEFIELD 3435	\$300,000	07/03/2017