



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 33 Lancelot Crescent, LANCEFIELD 3435

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$460,000 - \$480,000

Median sale price

Median **House** for **LANCEFIELD** for period **Oct 2018 - Oct 2019**

Sourced from **Pricefinder**.

\$480,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

16 Lancelot Crescent,
Lancefield 3435

Price **\$473,000** Sold 14 July
2019

7 Lancelot Crescent,
Lancefield 3435

Price **\$440,000** Sold 31 May
2019

38 James Patrick,
Lancefield 3435

Price **\$450,000** Sold 22 May
2019

This Statement of Information was prepared on 10th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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Contact agents



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