



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**46 Heddle Road,  
LANCEFIELD 3435**

House



4 beds



2 baths



4 parking

### Indicative selling price

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

**Range \$750,000 - \$780,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$515,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**99 High Street,**  
Lancefield 3435

Price **\$880,000** Sold 17  
August 2019

**35 Golf House Lane,**  
Lancefield 3435

Price **\$757,500** Sold 27 April  
2019

**55 Golf House Lane,**  
3435 3435

Price **\$820,000** Sold 17 May  
2018

This Statement of Information was prepared on 3rd 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.

### Ray White Romsey

9/111 Main Street,  
Romsey VIC 3434

### Contact agents



**Fran Boon**  
Ray White

0407 151 191  
[fran.boon@raywhite.com](mailto:fran.boon@raywhite.com)



**Debra Lawry**  
Ray White

0409 828 490  
[debra.lawry@raywhite.com](mailto:debra.lawry@raywhite.com)

