

# RT Edgar

## STATEMENT OF INFORMATION

2 July 2019

### Property offered for sale

25B Chauncey Street, Lancefield, Vic 3435

### Indicative selling price

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

Range between \$250,000 & \$275,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$515,000	House	X	Unit	Suburb or locality	Lancefield
Period - From	July 2018	to	June 2019	Source	Pricefinder.com	

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Nathan Said consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 66 High Street, Lancefield	\$270,000	24/05/2019
<b>2</b> 45 Connors Road, Lancefield	\$235,000	29/03/2019
<b>3</b> Lot 2, 36 Dundas Street, Lancefield	\$210,000	14/12/2018