

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 and
postcode

45 JAMES PATRICK WAY LANCEFIELD VIC 3435

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Lancefield

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 WILLIAM COURT LANCEFIELD VIC 3435	\$625,000	19-May-22
33 JAMES PATRICK WAY LANCEFIELD VIC 3435	\$610,000	11-Nov-22
3 WILLIAM COURT LANCEFIELD VIC 3435	\$672,500	20-Oct-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 September 2023


**2 WILLIAM COURT LANCEFIELD
VIC 3435**
 2
  2
  2

Sold Price

\$625,000

Sold Date

19-May-22

Distance

0.12km

**33 JAMES PATRICK WAY
LANCEFIELD VIC 3435**
 4
  2
  2

Sold Price

\$610,000

Sold Date

11-Nov-22

Distance

0.13km

**3 WILLIAM COURT LANCEFIELD
VIC 3435**
 4
  2
  2

Sold Price

\$672,500

Sold Date

20-Oct-22

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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