

# Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

86 MAIN ROAD, LANCEFIELD, VIC 3435

## Indicative selling price

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

Single price

or range between

\$475,000

&

\$500,000

## Median sale price

Median price

\$739,035

Property Type

House

Suburb

LANCEFIELD

Period - From

14/07/22

to

14/07/23

Source

CORELOGIC RP DATA

## Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

12 DUNDAS STREET LANCEFIELD VIC 3435	\$480,000	18/10/22
11 DUNDAS STREET LANCEFIELD VIC 3435	\$630,000	8/08/22
2/3 CHISHOLM DRIVE LANCEFIELD VIC 3435	\$770,000	4/03/23

This Statement of Information was prepared on: 14/07/2023