

# RT Edgar

## STATEMENT OF INFORMATION

30 January 2018

### Property offered for sale

27 Noel Street, Lancefield

### Indicative selling price

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

Range between \$480,000 & \$528,000

### Median sale price

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

Median price	\$445,000	House	X	Unit	Suburb or locality	Lancefield
Period - From	January, 2017	to	January, 2018	Source	Realestate.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 Woodend estate agent and Beverley Higgs consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 14 Louise Lane, Lancefield	\$480,000	3/11/2017
<b>2</b> 22 Chisholm Drive , Lancefield	\$485,000	28/11/2017
<b>3</b> 5 Mary Court, Lancefield	\$472,000	07/01/2018