

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

38 Madigan Road, Lancefield, Vic 3435

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$620,000

&

\$640,000

Median sale price

Median price

\$662,500

Property type

House

Suburb

Lancefield

Period - From

01/08/2023

to

31/07/2024

Source



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 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
18 Madigan Rd, Lancefield, VIC 3435	\$660,000	22/03/2024
15 Barrett Street, Lancefield, VIC 3435	\$625,000	04/07/2023
19 Madigan Road, Lancefield, VIC 3435	\$620,000	12/02/2024

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 eighteen months.

This Statement of Information was prepared on: 16/08/2024