

Kim Forsyth

P 03 5429 1280

M 0409 491 229

E kim@propertymanagementmr.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

40 Raglan Street Lancefield VIC 3435

 3  1  1

## Indicative Selling Price

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

Range between \$460,000 & \$480,000

## Median Sale Price

\$439,000 Houses in Lancefield between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**44 High Street Lancefield VIC 3435** Sold Price **\$480,000** Sold Date **01-Jun-18**

 3  1  2

Distance **0.17km**



**39 Dunsford Street Lancefield VIC 3435** Sold Price **\$478,000** Sold Date **14-Apr-18**

 4  2  3

Distance **0.45km**

### Notes from your agent

In need of total renovation

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**12 Foy Street Lancefield VIC 3435**

Sold Price

**\$450,000**

Sold Date

**09-Mar-18**

 2

 1

 1

Distance

**0.58km**

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