

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 or locality and postcode

47 Sherwood Court, Lancefield Vic 3435

**Indicative selling price**

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

Range between \$1,590,000 & \$1,690,000

**Median sale price**

Median price \$733,500 Property Type House Suburb Lancefield

Period - From 01/01/2025 to 31/12/2025 Source REIV

**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 |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.~~

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Property Type: Youth Hostel  
Land Size: 80000 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,590,000 - \$1,690,000  
Median House Price  
Year ending December 2025: \$733,500

## Comparable Properties

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.

| Property Address | Property Type | Land Size (sqm) | Sold Price | Sold Date |
|------------------|---------------|-----------------|------------|-----------|
|                  |               |                 |            |           |
|                  |               |                 |            |           |
|                  |               |                 |            |           |

Account - Harcourts Vermont South | P: 03 98861008



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