Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

10 Kanimbla Drive, Lalor Vic 3075

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing			
Range betweer	\$550,000		&		\$599,000				
Median sale pr	ice								
Median price	\$593,000	Pro	operty Type	Hou	se		Suburb	Lalor	
Period - From	01/07/2019	to	30/09/2019		So	urce	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	26 Queen St LALOR 3075	\$599,000	09/09/2019
2	16 Kingsford St LALOR 3075	\$586,500	14/09/2019
3	61 Elizabeth Dr LALOR 3075	\$577,000	05/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/11/2019 09:18



10 Kanimbla Drive, Lalor Vic 3075

Harcourts Rata & Co

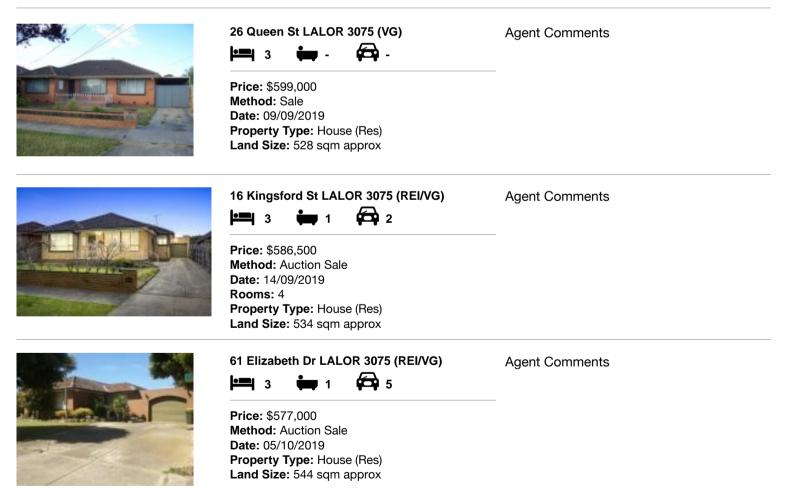
Michael Cananzi 0413 857 837 michael.cananzi@rataandco.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 525 sqm approx Agent Comments PLUS STUDY Indicative Selling Price \$550,000 - \$599,000 Median House Price September quarter 2019: \$593,000

Comparable Properties



Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.