

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$599,000

### Median sale price

Median price \$593,000

Property Type House

Suburb Lalor

Period - From 01/07/2019

to

30/09/2019

Source 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.

	Address 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



**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



**26 Queen St LALOR 3075 (VG)**

**Agent Comments**



**Price:** \$599,000

**Method:** Sale

**Date:** 09/09/2019

**Property Type:** House (Res)

**Land Size:** 528 sqm approx



**16 Kingsford St LALOR 3075 (REI/VG)**

**Agent Comments**



**Price:** \$586,500

**Method:** Auction Sale

**Date:** 14/09/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**61 Elizabeth Dr LALOR 3075 (REI/VG)**

**Agent Comments**



**Price:** \$577,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** House (Res)

**Land Size:** 544 sqm approx