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

12 Tripani Avenue, Lalor Vic 3075

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$580,000		&		\$630,000	C		
Median sale p	rice							
Median price	\$631,500	Pro	operty Type	Hou	ISE		Suburb	Lalor
Period - From	01/10/2019	to	31/12/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Vino Ct LALOR 3075	\$690,000	16/11/2019
2	124 Moffat Dr LALOR 3075	\$570,000	29/09/2019
3	25 Pontoon St LALOR 3075	\$550,000	25/10/2019

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:

30/01/2020 12:35



12 Tripani Avenue, Lalor Vic 3075

Harcourts Rata & Co

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





Property Type: House Land Size: 376 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median House Price December quarter 2019: \$631,500

Comparable Properties

3 Vino Ct LALOR 3075 (REI) 3 2 2	Agent Comments		
Price: \$690,000 Method: Auction Sale			
Date: 16/11/2019 Property Type: House			
 124 Moffat Dr LALOR 3075 (VG)	Agent Comments		
1 3 1 - 1			
Price: \$570,000			
Method: Sale Date: 29/09/2019			
Property Type: House (Res)			
Land Size: 274 sqm approx			
25 Pontoon St LALOR 3075 (VG)	Agent Comments		
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Price: \$550,000			
Method: Sale			
Date: 25/10/2019 Property Type: House (Res)			
Land Size: 231 sqm approx			

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.