

# 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

7 Buffalo 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

&

\$605,000

### Median sale price

Median price \$580,000

Property Type House

Suburb Lalor

Period - From 01/04/2020

to 30/06/2020

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	24 Linton Dr THOMASTOWN 3074	\$585,000	06/08/2020
2	33 Banksia Av THOMASTOWN 3074	\$583,000	08/07/2020
3	271 Edgars Rd LALOR 3075	\$572,000	27/06/2020

**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:

18/09/2020 12:40



 3    1    2

**Property Type:** House (Res)

**Land Size:** 584 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000 - \$605,000

**Median House Price**

June quarter 2020: \$580,000

## Comparable Properties

**24 Linton Dr THOMASTOWN 3074 (REI)**

Agent Comments

 3    2    2

**Price:** \$585,000

**Method:** Sold After Auction

**Date:** 06/08/2020

**Property Type:** House

**33 Banksia Av THOMASTOWN 3074 (VG)**

Agent Comments

 3    -    -

**Price:** \$583,000

**Method:** Sale

**Date:** 08/07/2020

**Property Type:** House (Res)

**Land Size:** 627 sqm approx

**271 Edgars Rd LALOR 3075 (REI)**

Agent Comments

 3    1    4

**Price:** \$572,000

**Method:** Auction Sale

**Date:** 27/06/2020

**Property Type:** House (Res)