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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$550,000		&		\$605,000	C		
Median sale pr	rice							
Median price	\$580,000	Pro	operty Type	Hou	ISE		Suburb	Lalor
Period - From	01/04/2020	to	30/06/2020		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	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



7 Buffalo Drive, Lalor Vic 3075







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		
1 3 1 2 1 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		
1 3 1 4	Ŭ		
Price: \$572,000			
Method: Auction Sale			
Date: 27/06/2020 Property Type: House (Res)			
Toperty Type. House (Hes)			

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.