

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

20 Festival Grove, Lalor, VIC 3075

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$570,000 & \$620,000

MEDIAN SALE PRICE

Median price \$565,500 | House | Lalor (3075)

Period - From 7 August 2017 to 23 August 2017 | Source - www.realestate.com

COMPARABLE PROPERTY SALES

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
362 EDGARS RD, LALOR VIC 3075	\$610,000	24/06/2017
54 ELIZABETH DR, LALOR VIC 3075	\$590,000	06/05/2017
19 FESTIVAL GR, LALOR VIC 3075	\$641,000	08/07/2017