

## 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 Nancye 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 \$489,000 & \$537,900

#### Median sale price

Median price \$600,000 House  Unit  Suburb Lalor

Period - From 01/10/2016 to 30/09/2017 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	31 Nancye Dr LALOR 3075	\$630,000	23/09/2017
2	2 Gilbert Ct LALOR 3075	\$590,000	22/07/2017
3	3 Buller Pde LALOR 3075	\$562,750	04/11/2017

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.~~