

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: 22 Teal Crescent, Lalor Vic 3075

Indicative selling price

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

Range between \$599,000 & \$649,000

Median sale price

Median price: \$644,000 House: X Unit: Suburb: Lalor
Period - From: 01/01/2017 to: 31/12/2017 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 40 Kingsway Dr LALOR 3075	\$672,500	12/02/2018
2 19 Kingsway Dr LALOR 3075	\$650,000	10/10/2017
3 4 Columbia Rd LALOR 3075	\$600,000	04/12/2017

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.~~