

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

11 Ella Court, Lalor Vic 3075

Indicative selling price

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

Range between

\$525,000

&

\$570,000

Median sale price

Median price

\$593,000

Property Type

House

Suburb

Lalor

Period - From

01/07/2019

to

30/09/2019

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	61 Elizabeth Dr LALOR 3075	\$577,000	05/10/2019
2	50 Queen St LALOR 3075	\$567,000	18/10/2019
3	131 Main St THOMASTOWN 3074	\$545,000	09/11/2019

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:

10/12/2019 12:57



Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price

\$525,000 - \$570,000

Median House Price

September quarter 2019: \$593,000

Comparable Properties



61 Elizabeth Dr LALOR 3075 (REI/VG)

Agent Comments



Price: \$577,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 544 sqm approx



50 Queen St LALOR 3075 (VG)

Agent Comments



Price: \$567,000
Method: Sale
Date: 18/10/2019
Property Type: House (Res)
Land Size: 542 sqm approx



131 Main St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$545,000
Method: Auction Sale
Date: 09/11/2019
Rooms: 4
Property Type: House (Res)
Land Size: 530 sqm approx