

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

27 Richards Street, Lalor Vic 3075

Indicative selling price

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

Range between \$630,000 & \$669,000

Median sale price

Median price \$631,500 Property Type House Suburb Lalor

Period - From 01/10/2019 to 31/12/2019 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	4 Melanee Ct LALOR 3075	\$675,600	29/02/2020
2	28 Curtin Av LALOR 3075	\$665,000	14/03/2020
3	21 Kay Av LALOR 3075	\$630,000	17/02/2020

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:

18/03/2020 11:17



Property Type: House
Land Size: 603.8 sqm approx
Agent Comments

Indicative Selling Price

\$630,000 - \$669,000

Median House Price

December quarter 2019: \$631,500

Comparable Properties



4 Melanee Ct LALOR 3075 (REI)

Agent Comments



Price: \$675,600
Method: Auction Sale
Date: 29/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 555 sqm approx



28 Curtin Av LALOR 3075 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 4
Property Type: House (Res)
Land Size: 663 sqm approx

21 Kay Av LALOR 3075 (REI)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 17/02/2020
Property Type: House (Res)