

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 9 Lugano Street, Lalor 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$579,000

\*House ☒

Suburb Lalor

Period - From 1<sup>st</sup> Sept. 2016 to 25<sup>th</sup> Sept. 2017

Source Realestate.com.au

### Comparable property sales

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. 19 Millgrove Avenue, Thomastown | \$760,000 | 27/05/2017   |
| 2. 13 Uplands Place, Thomastown    | \$710,000 | 22/04/2017   |
| 3. 11 Benaroon Drive, Lalor        | \$750,000 | 01/07/2017   |

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