

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 Tripani Avenue, Lalor Vic 3075

Indicative selling price

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

Range between \$580,000

&

\$630,000

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	3 Vino Ct LALOR 3075	\$690,000	16/11/2019
2	124 Moffat Dr LALOR 3075	\$570,000	29/09/2019
3	25 Pontoon St LALOR 3075	\$550,000	25/10/2019

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:

30/01/2020 12:35



Property Type: House
Land Size: 376 sqm approx
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

December quarter 2019: \$631,500

Comparable Properties

3 Vino Ct LALOR 3075 (REI)

Agent Comments



Price: \$690,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House

124 Moffat Dr LALOR 3075 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 29/09/2019
Property Type: House (Res)
Land Size: 274 sqm approx

25 Pontoon St LALOR 3075 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 25/10/2019
Property Type: House (Res)
Land Size: 231 sqm approx