

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

48 BEAUMONT CRESCENT, LALOR, VIC 3075

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 BEAUMONT CRESCENT, LALOR, VIC

3 1 2

Indicative Selling Price

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

Price Range: 550,000 to 590,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



LALOR, VIC, 3075

Suburb Median Sale Price (House)

\$650,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



205 DAREBIN DR, LALOR, VIC 3075

3 1 2

Sale Price

\$571,500

Sale Date: 18/11/2017

Distance from Property: 436m



3 DEBRA CRT, LALOR, VIC 3075

3 1 2

Sale Price

***\$570,500**

Sale Date: 07/04/2018

Distance from Property: 1.1km



19 DALLAS DR, LALOR, VIC 3075

3 1 6

Sale Price

***\$590,000**

Sale Date: 24/02/2018

Distance from Property: 1.4km



This report has been compiled on 24/04/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

48 BEAUMONT CRESCENT, LALOR, VIC 3075

Indicative selling price

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

Price Range:

550,000 to 590,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

LALOR

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
205 DAREBIN DR, LALOR, VIC 3075	\$571,500	18/11/2017
3 DEBRA CRT, LALOR, VIC 3075	*\$570,500	07/04/2018
19 DALLAS DR, LALOR, VIC 3075	*\$590,000	24/02/2018