

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

19 Monash Street, Lalor Vic 3075

Indicative selling price

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

Range between \$549,000

&

\$595,000

Median sale price

Median price \$626,000

Property Type House

Suburb Lalor

Period - From 01/01/2020

to 31/03/2020

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	26 Vanessa Av LALOR 3075	\$590,000	05/05/2020
2	32 Tunbridge Cr LALOR 3075	\$580,000	28/05/2020
3	20 Lynne St LALOR 3075	\$570,000	27/04/2020

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:

12/06/2020 10:50



Property Type: House
Land Size: 548 sqm approx
Agent Comments

Indicative Selling Price

\$549,000 - \$595,000

Median House Price

March quarter 2020: \$626,000

Comparable Properties



26 Vanessa Av LALOR 3075 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 05/05/2020
Rooms: 4
Property Type: House
Land Size: 530 sqm approx



32 Tunbridge Cr LALOR 3075 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 28/05/2020
Rooms: 4
Property Type: House
Land Size: 531 sqm approx



20 Lynne St LALOR 3075 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 27/04/2020
Rooms: 4
Property Type: House
Land Size: 600 sqm approx