Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/13 Tramoo Street, Lalor Vic 3075

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	n \$395,000		&		\$434,500)		
Median sale pr	rice							
Median price	\$500,000	Pro	operty Type	Unit			Suburb	Lalor
Period - From	01/10/2019	to	30/09/2020		So	urce	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	2/24 David St, Lalor, Vic 3075, Australia	\$400,000	08/10/2020
2	3/6 Kellerher St, Lalor, Vic 3075, Australia	\$410,000	24/09/2020
3	3/28 Messmate St LALOR 3075	\$450,000	20/06/2020

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:

16/10/2020 13:54



3/13 Tramoo Street, Lalor Vic 3075

Harcourts Rata & Co

Daniel Galea 0423 753 893 daniel.galea@harcourts.com.au





Property Type: Unit Agent Comments Indicative Selling Price \$395,000 - \$434,500 Median Unit Price Year ending September 2020: \$500,000



2/24 David St, Lalor, Vic 3075, Australia (REI) 2 4 1 5 1	Agent Comments 0.45km away		
Price: \$400,000 Method: Date: 08/10/2020 Property Type: Unit			
3/6 Kellerher St, Lalor, Vic 3075, Australia (REI) 2 1 1 1 Price: \$410,000 Method: Date: 24/09/2020 Property Type: Unit	Agent Comments 0.85km away		
3/28 Messmate St LALOR 3075 (REI/VG) 2 1 1 1 1 Price: \$450,000 Method: Auction Sale Date: 20/06/2020 Property Type: Unit	Agent Comments		

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.