

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

296 Dalton Road, Lalor Vic 3075

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Lalor

Period - From

01/04/2020

to

30/06/2020

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	40 Edmondson St LALOR 3075	\$656,000	25/07/2020
2	101 William St LALOR 3075	\$636,000	03/07/2020
3	8 Gibson St LALOR 3075	\$615,000	20/07/2020

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:

16/09/2020 10:13



3 1 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$640,000

Median House Price

June quarter 2020: \$580,000

Comparable Properties

40 Edmondson St LALOR 3075 (REI)

Agent Comments

3 1 3

Price: \$656,000

Method: Auction Sale

Date: 25/07/2020

Property Type: House (Res)



101 William St LALOR 3075 (REI/VG)

Agent Comments

3 1 4

Price: \$636,000

Method: Sold Before Auction

Date: 03/07/2020

Property Type: House (Res)

Land Size: 640 sqm approx



8 Gibson St LALOR 3075 (REI)

Agent Comments

3 1 6

Price: \$615,000

Method: Private Sale

Date: 20/07/2020

Rooms: 4

Property Type: House (Res)

Land Size: 664 sqm approx