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Indicative Selling Price

\$580,000 - \$635,000

Median House Price

Year ending March 2018: \$660,500



 3  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



29 Ethel Av LALOR 3075 (REI)

Agent Comments

 3  1  2

Price: \$625,000

Method: Auction Sale

Date: 10/02/2018

Rooms: 4

Property Type: House (Res)

72 Monash St LALOR 3075 (REI)

Agent Comments

 3  1  2

Price: \$608,000

Method: Sold Before Auction

Date: 15/03/2018

Rooms: -

Property Type: House (Res)

9 Lacey St LALOR 3075 (REI)

Agent Comments

 3  1  2

Price: \$580,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 538 sqm approx

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	7 Ethel Avenue, Lalor Vic 3075
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Indicative selling price

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

Range between	\$580,000	&	\$635,000
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Median sale price

Median price	\$660,500	House	X	Unit		Suburb	Lalor
Period - From	01/04/2017	to	31/03/2018	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	29 Ethel Av LALOR 3075	\$625,000	10/02/2018
2	72 Monash St LALOR 3075	\$608,000	15/03/2018
3	9 Lacey St LALOR 3075	\$580,000	21/04/2018

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.~~