

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

23 Vasey Avenue, Lalor Vic 3075

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$695,500

Property Type

House

Suburb

Lalor

Period - From

01/04/2021

to

30/06/2021

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	65 Casey Dr LALOR 3075	\$660,000	26/06/2021
2			
3			

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:

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 3  1  2

Rooms: 6

Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price

\$680,000

Median House Price

June quarter 2021: \$695,500

Comparable Properties

65 Casey Dr LALOR 3075 (REI)

Agent Comments

 3  1  2

Price: \$660,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

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.