

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

159 Dalton Road, Lalor Vic 3075

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$441,250

House

Unit

X

Suburb

Lalor

Period - From 01/04/2017

to

30/06/2017

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	1/19 Plane St THOMASTOWN 3074	\$612,500	19/08/2017
2	52 Richardson St THOMASTOWN 3074	\$508,000	15/07/2017
3	Lot 58/3 Linoak Av LALOR 3075	\$451,880	07/04/2017

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.~~



3 2 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median Unit Price
June quarter 2017: \$441,250

Comparable Properties

1/19 Plane St THOMASTOWN 3074 (REI)

Agent Comments

3 2 1

Price: \$612,500
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)



52 Richardson St THOMASTOWN 3074 (REI)

Agent Comments

3 2 2

Price: \$508,000
Method: Auction Sale
Date: 15/07/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 189 sqm approx



Lot 58/3 Linoak Av LALOR 3075 (REI)

Agent Comments

3 2 2

Price: \$451,880
Method: Private Sale
Date: 07/04/2017
Rooms: -
Property Type: Townhouse (Single)