

# 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

2 Franklin Road, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$649,000

### Median sale price

Median price \$608,500

Property Type House

Suburb Lalor

Period - From 12/06/2019

to

11/06/2020

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	6 Greenstone Ct THOMASTOWN 3074	\$675,000	03/03/2020
2	46 Duncan Rd LALOR 3075	\$610,000	14/03/2020
3	38 Carrington Blvd THOMASTOWN 3074	\$588,000	18/05/2020

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:

12/06/2020 16:13



**Property Type:** House  
**Land Size:** 633 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median House Price**  
12/06/2019 - 11/06/2020: \$608,500

## Comparable Properties

### 6 Greenstone Ct THOMASTOWN 3074 (VG)

**Agent Comments**



**Price:** \$675,000  
**Method:** Sale  
**Date:** 03/03/2020  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



### 46 Duncan Rd LALOR 3075 (REI/VG)

**Agent Comments**



**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx

### 38 Carrington Blvd THOMASTOWN 3074 (REI)

**Agent Comments**



**Price:** \$588,000  
**Method:** Private Sale  
**Date:** 18/05/2020  
**Property Type:** House (Res)