## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 6 Munro Street, Lalor Vic 3075

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range between \$570,000			&		\$627,000			
Median sale p	rice							
Median price	\$626,000	Pro	Property Type H		House		Suburb	Lalor
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Lionel St THOMASTOWN 3074	\$622,000	29/02/2020
2	28 Newton Cr LALOR 3075	\$610,000	03/03/2020
3	6 Watson Ct LALOR 3075	\$593,500	15/02/2020

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:

24/04/2020 11:12









**Property Type:** Agent Comments Indicative Selling Price \$570,000 - \$627,000 Median House Price March quarter 2020: \$626,000

# **Comparable Properties**

4 Lionel St THOMASTOWN 3074 (REI/VG) 3  4  5	Agent Comments		
Price: \$622,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 664 sqm approx			
28 Newton Cr LALOR 3075 (REI/VG) 3 1 2 Price: \$610,000 Method: Sold Before Auction Date: 03/03/2020 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments		
6 Watson Ct LALOR 3075 (REI) 3   1   2	Agent Comments		
Price: \$593,500 Method: Auction Sale Date: 15/02/2020 Property Type: House (Res) Land Size: 590 sqm approx			
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.