

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

6 Munro Street, Lalor Vic 3075

Indicative selling price

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

Range between \$570,000

&

\$627,000

Median sale price

Median price \$626,000

Property Type House

Suburb Lalor

Period - From 01/01/2020

to 31/03/2020

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	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



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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)

Agent Comments

3 1 5

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)

Agent Comments

3 1 2

Price: \$610,000
Method: Sold Before Auction
Date: 03/03/2020
Property Type: House (Res)
Land Size: 650 sqm approx



6 Watson Ct LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$593,500
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 590 sqm approx