# Harcourts Rata & Co

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 11 BLESSINGTON PARADE, LALOR, VIC 🕮 - 🕾 - 😂 -







**Indicative Selling Price** 

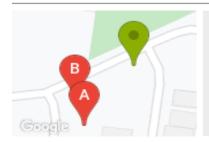
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$550,000

Provided by: Nicole Jahne, Harcourts Rata & Co

#### **MEDIAN SALE PRICE**



# **LALOR, VIC, 3075**

**Suburb Median Sale Price (Vacant Land)** 

\$500,000

01 July 2020 to 31 December 2020

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### **ASFORD CRES, LALOR, VIC 3075**







Sale Price

\*\$599,000

Sale Date: 07/12/2020

Distance from Property: 476m

**ICONEK** 

# 3 DONOVAN ST, LALOR, VIC 3075







Sale Price 700 m2

\*\$713,000

Sale Date: 21/12/2020

Distance from Property: 68m





#### 17 BLESSINGTON PDE, LALOR, VIC 3075







Sale Price

\*\$542,500

Sale Date: 27/12/2020

Distance from Property: 57m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Prop	perty	offere	d for
------	-------	--------	-------

	Address		
Including	suburb	and	

11 BLESSINGTON PARADE, LALOR, VIC 3075

#### Indicative selling price

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

Single Price: \$550,000	Single Price:	\$550,000
-------------------------	---------------	-----------

#### Median sale price

Median price	\$500,000	Property type	Vacant Land	Suburb	LALOR
Period	01 July 2020 to 31 December 2020		Source	ı	oricefinder

#### Comparable property sales

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	Price	Date of sale
ASFORD CRES, LALOR, VIC 3075	*\$599,000	07/12/2020
3 DONOVAN ST, LALOR, VIC 3075	*\$713,000	21/12/2020
17 BLESSINGTON PDE, LALOR, VIC 3075	*\$542,500	27/12/2020

This Statement of Information was prepared

13/01/2021

