

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

2/24 David Street, Lalor Vic 3075

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$483,351

Property Type

Unit

Suburb

Lalor

Period - From

01/04/2020

to

30/06/2020

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	3/28 Messmate St LALOR 3075	\$450,000	20/06/2020
2	3/29 Newton Cr LALOR 3075	\$438,000	13/05/2020
3	7/91-97 Dalton Rd THOMASTOWN 3074	\$405,000	22/07/2020

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:

12/08/2020 09:45



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Property Type: Unit
Land Size: 128 sqm approx
Agent Comments

Indicative Selling Price
\$415,000
Median Unit Price
June quarter 2020: \$483,351

Comparable Properties



3/28 Messmate St LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$450,000
Method: Auction Sale
Date: 20/06/2020
Property Type: Unit

3/29 Newton Cr LALOR 3075 (REI/VG)

Agent Comments

2 1 1

Price: \$438,000
Method: Private Sale
Date: 13/05/2020
Property Type: Apartment

7/91-97 Dalton Rd THOMASTOWN 3074 (REI)

Agent Comments

2 1 1

Price: \$405,000
Method: Private Sale
Date: 22/07/2020
Property Type: Apartment