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 61 Casey Drive, Lalor Vic 3075

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$580,000		&		\$638,000			
Median sale pr	rice							
Median price	\$631,500	Pro	operty Type	Hou	ISE		Suburb	Lalor
Period - From	01/10/2019	to	31/12/2019		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	3 Donald St LALOR 3075	\$631,500	14/12/2019
2	2 Dallas Dr LALOR 3075	\$640,000	23/11/2019
3	103 Casey Dr LALOR 3075	\$593,500	16/11/2019

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:

03/02/2020 15:47









Property Type: House (Res) Land Size: 622 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$638,000 Median House Price December quarter 2019: \$631,500

Comparable Properties



3 Donald St LALOR 3075 (REI)



Price: \$631,500 Method: Auction Sale Date: 14/12/2019 Property Type: House Agent Comments

2 Dallas Dr LALOR 3075 (REI)



Price: \$640,000 Method: Auction Sale Date: 23/11/2019 Property Type: House Land Size: 538 sqm approx

103 Casey Dr LALOR 3075 (REI)



Agent Comments

Agent Comments

Price: \$593,500 Method: Auction Sale Date: 16/11/2019 Property Type: House (Res) Land Size: 533 sqm approx

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propertydata



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.