

# 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

61 Casey Drive, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$638,000

### Median sale price

Median price \$631,500 Property Type House Suburb Lalor

Period - From 01/10/2019 to 31/12/2019 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 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



3   1   2

**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)**

Agent Comments

3   1   -

**Price:** \$631,500

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House

**2 Dallas Dr LALOR 3075 (REI)**

Agent Comments

3   2   4

**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

3   1   2

**Price:** \$593,500

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)

**Land Size:** 533 sqm approx