

# 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

27 Michael Street, Lalor Vic 3075

### Indicative selling price

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

Single price

\$585,000

### Median sale price

Median price

\$608,750

Property Type

House

Suburb

Lalor

Period - From

01/01/2019

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 Dalbury PI MILL PARK 3082	\$585,000	25/03/2020
2	4 Valerie St LALOR 3075	\$585,000	21/03/2020
3	16 Nebel St LALOR 3075	\$585,000	30/11/2019

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:

18/04/2020 11:48



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 531 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$585,000  
**Median House Price**  
Year ending December 2019: \$608,750

## Comparable Properties



**3 Dalbury PI MILL PARK 3082 (REI)**

**Agent Comments**



**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 25/03/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 555 sqm approx



**4 Valerie St LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 21/03/2020  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx



**16 Nebel St LALOR 3075 (REI/VG)**

**Agent Comments**



**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 541 sqm approx