

# 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

2/131 Dalton Road, 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 \$480,000

&

\$515,000

### 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	33 Dickens St LALOR 3075	\$496,000	14/05/2020
2	2/32 Messmate St LALOR 3075	\$495,000	26/05/2020
3	3/28 Messmate St LALOR 3075	\$450,000	20/06/2020

**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:

02/10/2020 14:40

 2    2    1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$480,000 - \$515,000

**Median Unit Price**

June quarter 2020: \$483,351

## Comparable Properties



**33 Dickens St LALOR 3075 (VG)**

Agent Comments

 2    -    -

**Price:** \$496,000

**Method:** Sale

**Date:** 14/05/2020

**Property Type:** House (Res)

**2/32 Messmate St LALOR 3075 (VG)**

Agent Comments

 2    -    -

**Price:** \$495,000

**Method:** Sale

**Date:** 26/05/2020

**Property Type:** Flat/Unit/Apartment (Res)



**3/28 Messmate St LALOR 3075 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$450,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** Unit