

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

51 Wellington Crescent, Lalor Vic 3075

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$540,000

&

\$594,000

Median sale price

Median price \$626,000

House

X

Unit

Suburb Lalor

Period - From 01/01/2018

to

31/12/2018

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	9 Willard Ct LALOR 3075	\$608,000	27/10/2018
2	17 Balmain Ct LALOR 3075	\$580,000	10/12/2018
3	24 Mossman Cr LALOR 3075	\$550,000	15/12/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



9 Willard Ct LALOR 3075 (VG)

Agent Comments



Price: \$608,000

Method: Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 578 sqm approx



17 Balmain Ct LALOR 3075 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 10/12/2018

Rooms: 5

Property Type: House

Land Size: 680 sqm approx



24 Mossman Cr LALOR 3075 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx