

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

271 Edgars Road, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$635,000

Median sale price

Median price \$626,000 Property Type House Suburb Lalor

Period - From 01/01/2020 to 31/03/2020 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	27 Richards St LALOR 3075	\$623,000	08/04/2020
2	26 Vanessa Av LALOR 3075	\$590,000	05/05/2020
3	9 Leeson Gr LALOR 3075	\$547,000	17/04/2020

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:

20/05/2020 12:03



Property Type: House
Land Size: 547 sqm approx
Agent Comments
plus 2 carspace

Indicative Selling Price

\$580,000 - \$635,000

Median House Price

March quarter 2020: \$626,000

Comparable Properties



27 Richards St LALOR 3075 (REI)

Agent Comments



Price: \$623,000
Method: Private Sale
Date: 08/04/2020
Property Type: House (Res)



26 Vanessa Av LALOR 3075 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 05/05/2020
Rooms: 4
Property Type: House
Land Size: 530 sqm approx



9 Leeson Gr LALOR 3075 (REI)

Agent Comments



Price: \$547,000
Method: Private Sale
Date: 17/04/2020
Rooms: 4
Property Type: House
Land Size: 536 sqm approx