

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

104 Cyprus Street, Lalor Vic 3075

Indicative selling price

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

Range between \$549,000

&

\$603,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Lalor

Period - From 01/04/2019

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.

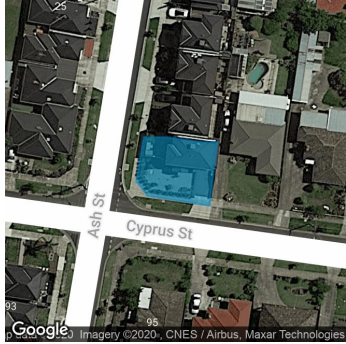
	Address of comparable property	Price	Date of sale
1	1/108 Cyprus St LALOR 3075	\$620,800	16/04/2020
2	2/3 Maxwell St LALOR 3075	\$542,000	13/05/2020
3	14/6 Hensley Rd LALOR 3075	\$531,000	20/02/2020

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 16:14



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$549,000 - \$603,000

Median Unit Price

Year ending March 2020: \$470,000

Comparable Properties



1/108 Cyprus St LALOR 3075 (REI)

3 2 2

Price: \$620,800

Method: Private Sale

Date: 16/04/2020

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Superior to the property on offer as it is a brand new home.



2/3 Maxwell St LALOR 3075 (REI)

3 2 2

Price: \$542,000

Method: Private Sale

Date: 13/05/2020

Rooms: 4

Property Type: Unit

Agent Comments



14/6 Hensley Rd LALOR 3075 (REI/VG)

3 2 2

Price: \$531,000

Method: Private Sale

Date: 20/02/2020

Property Type: Townhouse (Single)

Agent Comments