

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

286 Dalton Road, Lalor Vic 3075

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$600,000 House ☒ Unit ☐ Suburb Lalor

Period - From 01/07/2018 to 30/06/2019 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	19 Mindoro Cr LALOR 3075	\$557,500	24/07/2019
2	17 Ruth St LALOR 3075	\$553,500	25/05/2019
3	23 Delmare St LALOR 3075	\$550,000	15/06/2019

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.~~

**Rooms:****Property Type:** House**Land Size:** 537.271 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending June 2019: \$600,000

Comparable Properties

**19 Mindoro Cr LALOR 3075 (REI)**

Agent Comments

**Price:** \$557,500**Method:** Private Sale**Date:** 24/07/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 534 sqm approx**17 Ruth St LALOR 3075 (REI)**

Agent Comments

**Price:** \$553,500**Method:** Auction Sale**Date:** 25/05/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 530 sqm approx**23 Delmare St LALOR 3075 (REI)**

Agent Comments

**Price:** \$550,000**Method:** Auction Sale**Date:** 15/06/2019**Rooms:** -**Property Type:** House**Land Size:** 534 sqm approx