#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	2/53 David Street, Lalor Vic 3075
Including suburb and	
postcode	

#### Indicative selling price

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

Tidings Setwoon	Range between	\$450,000	&	\$495,000
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#### Median sale price

Median price \$47	76,676 Pro	perty Type	Unit		Suburb	Lalor
Period - From 10/0	707/2019 to	09/07/2020		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

Aut	areas or comparable property	1 1100	Date of Sale
1	2/3 Beno Ct THOMASTOWN 3074	\$505,000	04/04/2020
2	1/45 Howell St LALOR 3075	\$500,000	18/03/2020
3	25/68-92 Mckimmies Rd LALOR 3075	\$484,000	14/03/2020

#### 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:	10/07/2020 14:34



Date of sale







**Agent Comments** 

Indicative Selling Price \$450,000 - \$495,000 Median Unit Price 10/07/2019 - 09/07/2020: \$476,676

## Comparable Properties



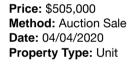
2/3 Beno Ct THOMASTOWN 3074 (REI/VG)

**—** 3

\_ 2

**6** 

Agent Comments





1/45 Howell St LALOR 3075 (REI/VG)

3

**•** 1



**6** 

Price: \$500,000

Method: Sold Before Auction

Date: 18/03/2020 Rooms: 6

Property Type: Unit

**Agent Comments** 



25/68-92 Mckimmies Rd LALOR 3075 (REI/VG) Agent Comments

**–** 3 **–** 2 **–** 

Price: \$484,000 Method: Auction Sale Date: 14/03/2020 Rooms: 4

Property Type: Unit

Land Size: 301 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



