

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

2/3 Buller Parade, Lalor Vic 3075

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Lalor

Period - From 09/06/2019

to

08/06/2020

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	38 Nancye Dr LALOR 3075	\$640,000	27/02/2020
2	38a Nancye Dr LALOR 3075	\$640,000	21/02/2020
3	12 Tripani Av LALOR 3075	\$607,500	21/03/2020

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:

09/06/2020 14:31

 3  2  1**Property Type:** Townhouse

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

09/06/2019 - 08/06/2020: \$465,000

Comparable Properties

38 Nancye Dr LALOR 3075 (VG)

Agent Comments

 3  -  -**Price:** \$640,000**Method:** Sale**Date:** 27/02/2020**Property Type:** House (Res)**Land Size:** 251 sqm approx**38a Nancye Dr LALOR 3075 (VG)**

Agent Comments

 3  -  -**Price:** \$640,000**Method:** Sale**Date:** 21/02/2020**Property Type:** House (Res)**Land Size:** 256 sqm approx**12 Tripani Av LALOR 3075 (REI/VG)**

Agent Comments

 3  2  2**Price:** \$607,500**Method:** Auction Sale**Date:** 21/03/2020**Property Type:** House**Land Size:** 376 sqm approx