

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

40 Edmondson Street, Lalor Vic 3075

Indicative selling price

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

Range between \$585,000

&

\$640,000

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	12 Palm St THOMASTOWN 3074	\$607,000	09/05/2020
2	26 Vanessa Av LALOR 3075	\$590,000	05/05/2020
3	32 Tunbridge Cr LALOR 3075	\$580,000	28/05/2020

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:

10/06/2020 10:53



Property Type: House
Land Size: 671 sqm approx
Agent Comments

Indicative Selling Price

\$585,000 - \$640,000

Median House Price

March quarter 2020: \$626,000

Comparable Properties



12 Palm St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$607,000
Method: Auction Sale
Date: 09/05/2020
Property Type: House (Res)



26 Vanessa Av LALOR 3075 (REI/VG)

Agent Comments



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



32 Tunbridge Cr LALOR 3075 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 28/05/2020
Rooms: 4
Property Type: House
Land Size: 531 sqm approx