

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

295 Dalton Road, Lalor Vic 3075

Indicative selling price

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

Range between \$525,000 & \$577,500

Median sale price

Median price \$631,500 Property Type House Suburb Lalor

Period - From 01/10/2019 to 31/12/2019 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	315 Dalton Rd LALOR 3075	\$580,080	13/09/2019
2	136 Casey Dr LALOR 3075	\$565,000	01/12/2019
3	286 Dalton Rd LALOR 3075	\$545,000	07/09/2019

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.~~

This Statement of Information was prepared on:

24/01/2020 11:25



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Property Type: House
Land Size: 535 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$577,500
Median House Price
December quarter 2019: \$631,500

Comparable Properties

315 Dalton Rd LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$580,080
Method: Sale
Date: 13/09/2019
Property Type: House (Res)
Land Size: 531 sqm approx



136 Casey Dr LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$565,000
Method: Private Sale
Date: 01/12/2019
Rooms: 4
Property Type: House
Land Size: 560 sqm approx



286 Dalton Rd LALOR 3075 (REI/VG)

Agent Comments

3 1 2

Price: \$545,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 538 sqm approx