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

7 Judith Court, Lalor Vic 3075

Indicative selling price

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

Range between | $570,000 | & | $627,000

Median sale price

| Median price | $580,000 | Property Type | House | Suburb | Lalor |

| Period - From | 01/04/2020 | to | 30/06/2020 | 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	40 Gladstone St THOMASTOWN 3074	$676,000	05/08/2020
2	13 Childs Rd LALOR 3075	$600,000	12/05/2020
3	9 Nancye Dr LALOR 3075	$599,999	18/06/2020

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.~~

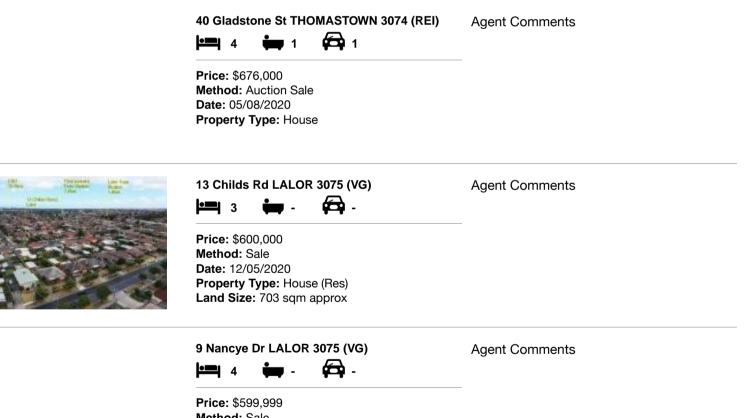This Statement of Information was prepared on: | 01/09/2020 11:39

4   **2**   **2**

Property Type: House
Land Size: 559 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $627,000
Median House Price
June quarter 2020: $580,000

Comparable Properties

40 Gladstone St THOMASTOWN 3074 (REI)

4   **1**   **1**

Price: $676,000
Method: Auction Sale
Date: 05/08/2020
Property Type: House

Agent Comments

13 Childs Rd LALOR 3075 (VG)

3   **-**   **-**

Price: $600,000
Method: Sale
Date: 12/05/2020
Property Type: House (Res)
Land Size: 703 sqm approx

Agent Comments

9 Nancye Dr LALOR 3075 (VG)

4   **-**   **-**

Price: $599,999
Method: Sale
Date: 18/06/2020
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

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