

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

18 Judith Court, Lalor Vic 3075

Indicative selling price

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

Range between \$499,000

&

\$548,900

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	7 Kenna Dr, Lalor, Vic 3075, Australia	\$540,000	17/04/2020
2	9 Leeson Gr LALOR 3075	\$547,000	17/04/2020
3	11 Ella Ct LALOR 3075	\$540,000	15/02/2020

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:

29/04/2020 11:17



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Property Type: House (Previously Occupied - Detached)
Land Size: 567 sqm approx
 Agent Comments

Indicative Selling Price
 \$499,000 - \$548,900
Median House Price
 March quarter 2020: \$626,000

Comparable Properties

7 Kenna Dr, Lalor, Vic 3075, Australia (REI)

Agent Comments

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Price: \$540,000
Method:
Date: 17/04/2020
Property Type: House



9 Leeson Gr LALOR 3075 (REI)

Agent Comments

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Price: \$547,000
Method: Private Sale
Date: 17/04/2020
Rooms: 4
Property Type: House
Land Size: 536 sqm approx

Superior to the property for sale as it has 2 bathrooms.

11 Ella Ct LALOR 3075 (REI/VG)

Agent Comments

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Price: \$540,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 660 sqm approx

Superior to the property for sale as it has 2 car spaces.