

# 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

42 Teal Crescent, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$595,000 & \$650,000

### 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	53 Michael St LALOR 3075	\$600,000	16/07/2020
2	9 Nancye Dr LALOR 3075	\$599,999	18/06/2020
3	58 Cyprus St LALOR 3075	\$595,000	22/05/2020

**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:

01/09/2020 09:46



**Property Type:** House  
**Land Size:** 570 sqm approx

**Agent Comments**

With additional self contained bungalow at the rear

**Indicative Selling Price**

\$595,000 - \$650,000

**Median House Price**

June quarter 2020: \$580,000

## Comparable Properties



**53 Michael St LALOR 3075 (VG)**

**Agent Comments**



**Price:** \$600,000  
**Method:** Sale  
**Date:** 16/07/2020  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx

**9 Nancye Dr LALOR 3075 (VG)**

**Agent Comments**



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

**58 Cyprus St LALOR 3075 (VG)**

**Agent Comments**



**Price:** \$595,000  
**Method:** Sale  
**Date:** 22/05/2020  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx