### Statement of Information

Period - From 01/04/2022

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Including subu		22 2000011 01010, 2010						
Indicative selli	ng price							
For the meaning	of this prid	ce see co	onsumer.vic.go	v.au/underquo	ting			
Range betweer	\$595,00	0	&	\$650,00	0			
Median sale pr	ice							
Median price	\$680,000	F	Property Type	House	Suburb	Lalor		

#### Comparable property sales (\*Delete A or B below as applicable)

to

31/03/2023

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	493 Station St LALOR 3075	\$630,000	27/05/2023
2			
3			

OR

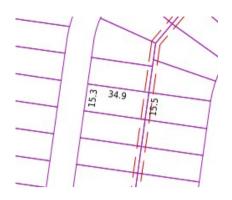
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/06/2023 20:09

Source REIV









Property Type: House (Previously

Occupied - Detached) **Land Size:** 537 sqm approx

Agent Comments

Indicative Selling Price \$595,000 - \$650,000 Median House Price

Year ending March 2023: \$680,000

## Comparable Properties

493 Station St LALOR 3075 (REI)

**--** 3 **--** 1 **--** 1

Price: \$630,000 Method: Auction Sale Date: 27/05/2023

Property Type: House (Res) Land Size: 569 sqm approx

Agent Comments

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.

Account - Collings Real Estate | P: 03 9486 2000



