

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

22 Leeson Grove, Lalor Vic 3075

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$680,000

Property Type House

Suburb Lalor

Period - From 01/04/2022

to

31/03/2023

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	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



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)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 569 sqm approx

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.