

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

1/9 David Street, Lalor Vic 3075

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$470,000

Property Type Unit

Suburb Lalor

Period - From 01/04/2019

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	1/12 Tramoo St LALOR 3075	\$359,000	03/04/2020
2	2/6 Palm St THOMASTOWN 3074	\$352,500	14/03/2020
3	3/45 Alexander Av THOMASTOWN 3074	\$320,000	16/05/2020

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:

18/05/2020 10:21



Property Type: Unit
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
Year ending March 2020: \$470,000

Comparable Properties



1/12 Tramoo St LALOR 3075 (VG)

Agent Comments



Price: \$359,000
Method: Sale
Date: 03/04/2020
Property Type: Unit



2/6 Palm St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$352,500
Method: Auction Sale
Date: 14/03/2020
Property Type: Unit



3/45 Alexander Av THOMASTOWN 3074 (REI)

Agent Comments



Price: \$320,000
Method: Auction Sale
Date: 16/05/2020
Property Type: Unit