## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$300,000		&		\$330,000			
Median sale pr	rice							
Median price	\$470,000	Pro	operty Type	Unit			Suburb	Lalor
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Ade	dress 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)

2/6 Palm St THOMASTOWN 3074 (REI)

**J** 1



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

Agent Comments



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

2



3/45 Alexander Av THOMASTOWN 3074 (REI) Agent Comments



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

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.