

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

6 Columbia Road, Lalor Vic 3075

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$631,500

Property Type House

Suburb Lalor

Period - From 01/10/2019

to 31/12/2019

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	46 Elizabeth Dr LALOR 3075	\$637,000	23/11/2019
2	9 Menzies Pde LALOR 3075	\$607,000	07/12/2019
3	4 Lifford Wik LALOR 3075	\$605,000	30/11/2019

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:

02/03/2020 10:50



Property Type: House
Agent Comments

Indicative Selling Price
\$599,000
Median House Price
December quarter 2019: \$631,500

Comparable Properties

46 Elizabeth Dr LALOR 3075 (REI/VG)

Agent Comments



Price: \$637,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 561 sqm approx

9 Menzies Pde LALOR 3075 (REI/VG)

Agent Comments



Price: \$607,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 780 sqm approx

4 Lifford Wlk LALOR 3075 (REI/VG)

Agent Comments



Price: \$605,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 319 sqm approx