

# 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

47 Cyprus Street, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$700,000

### Median sale price

Median price

\$626,000

Property Type

House

Suburb

Lalor

Period - From

01/01/2020

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	226 Dalton Rd LALOR 3075	\$654,500	15/02/2020
2	6 Munro St LALOR 3075	\$637,000	30/05/2020
3	46 Duncan Rd LALOR 3075	\$610,000	14/03/2020

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:

01/06/2020 11:34



 4  1  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$700,000

**Median House Price**

March quarter 2020: \$626,000

## Comparable Properties



**226 Dalton Rd LALOR 3075 (REI)**

Agent Comments

 4  1  1

**Price:** \$654,500

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** House (Res)

**6 Munro St LALOR 3075 (REI)**

Agent Comments

 3  1  3

**Price:** \$637,000

**Method:** Auction Sale

**Date:** 30/05/2020

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**46 Duncan Rd LALOR 3075 (REI/VG)**

Agent Comments

 4  1  1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 574 sqm approx