

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

405 Edgars Road, Lalor Vic 3075

Indicative selling price

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

Range between \$545,000

&

\$595,000

Median sale price

Median price \$597,500

House

X

Unit

Suburb Lalor

Period - From 01/01/2019

to

31/03/2019

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	6 Hartville Ct THOMASTOWN 3074	\$590,000	11/12/2018
2	71 Partridge St LALOR 3075	\$565,000	16/03/2019
3	3 Monash St LALOR 3075	\$550,000	19/03/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median House Price
March quarter 2019: \$597,500

Comparable Properties

6 Hartville Ct THOMASTOWN 3074 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 11/12/2018
Rooms: 3
Property Type: House (Res)



71 Partridge St LALOR 3075 (REI)

Agent Comments



Price: \$565,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 533 sqm approx

3 Monash St LALOR 3075 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 19/03/2019
Rooms: -
Property Type: House