

# 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

9 Delmare 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$660,000 Property Type House Suburb Lalor

Period - From 01/01/2023 to 31/03/2023 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	14 Chifley St LALOR 3075	\$635,000	25/03/2023
2	3 Louise St LALOR 3075	\$617,500	26/11/2022
3	24 Blackburn St LALOR 3075	\$605,000	17/12/2022

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:

02/05/2023 11:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
March quarter 2023: \$660,000

## Comparable Properties



**14 Chifley St LALOR 3075 (REI)**

Agent Comments



**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**3 Louise St LALOR 3075 (REI)**

Agent Comments



**Price:** \$617,500  
**Method:** Auction Sale  
**Date:** 26/11/2022  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**24 Blackburn St LALOR 3075 (REI)**

Agent Comments



**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 17/12/2022  
**Property Type:** House (Res)  
**Land Size:** 553 sqm approx

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