

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

10 Luzon Court, Lalor Vic 3075

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$656,500

Property Type House

Suburb Lalor

Period - From 01/04/2020

to 31/03/2021

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	9 Raimeno St LALOR 3075	\$663,000	27/02/2021
2	222 Darebin Dr LALOR 3075	\$652,500	25/11/2020
3	194 Darebin Dr LALOR 3075	\$630,000	29/01/2021

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:

20/04/2021 11:48



Rooms: 5
Property Type: House (Res)
Land Size: 628 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending March 2021: \$656,500

Comparable Properties

9 Raimeno St LALOR 3075 (REI)

Agent Comments



Price: \$663,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 528 sqm approx

222 Darebin Dr LALOR 3075 (REI)

Agent Comments



Price: \$652,500
Method: Private Sale
Date: 25/11/2020
Property Type: House



194 Darebin Dr LALOR 3075 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 29/01/2021
Property Type: House
Land Size: 576 sqm approx