

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 Menzies Parade, Lalor Vic 3075

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$562,000 Property Type House Suburb Lalor

Period - From 01/04/2019 to 30/06/2019 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	3 Munro St LALOR 3075	\$562,000	11/05/2019
2	23 Delmare St LALOR 3075	\$550,000	15/06/2019
3	20 Lynne St LALOR 3075	\$480,000	03/09/2019

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: 16/10/2019 14:17



Rooms: 1
Property Type: House
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
June quarter 2019: \$562,000

Comparable Properties

3 Munro St LALOR 3075 (REI)

Agent Comments



Price: \$562,000
Method: Auction Sale
Date: 11/05/2019
Property Type: House (Res)
Land Size: 725 sqm approx



23 Delmare St LALOR 3075 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 15/06/2019
Property Type: House
Land Size: 534 sqm approx



20 Lynne St LALOR 3075 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 03/09/2019
Property Type: House (Res)
Land Size: 600 sqm approx