

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

141 Gardenia Road, 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

\$599,000

&

\$650,000

**Median sale price**

Median price \$644,000

House

X

Unit

Suburb Lalor

Period - From 01/01/2017

to 31/12/2017

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 Lascelles Dr LALOR 3075	\$650,000	28/10/2017
2	8 Cresta Ct LALOR 3075	\$625,000	24/03/2018
3	2 Orchid Ct LALOR 3075	\$591,000	18/11/2017

**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.



 3    1    4

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$599,000 - \$650,000  
**Median House Price**  
Year ending December 2017: \$644,000

## Comparable Properties



**9 Lascelles Dr LALOR 3075 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx



**8 Cresta Ct LALOR 3075 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 573 sqm approx



**2 Orchid Ct LALOR 3075 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$591,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx