

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	8 Buller Parade, Lalor Vic 3075
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$875,000	&	\$895,000
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**Median sale price**

Median price	\$699,000	House	X	Unit		Suburb	Lalor
Period - From	01/10/2017	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	50 Mount View Rd THOMASTOWN 3074	\$905,000	02/12/2017
2	25 French St THOMASTOWN 3074	\$860,000	18/11/2017
3	11 Keane Cr LALOR 3075	\$802,000	26/11/2017

**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.



5   3   3

**Rooms:**  
**Property Type:** House  
**Land Size:** 0 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$875,000 - \$895,000  
**Median House Price**  
December quarter 2017: \$699,000

## Comparable Properties



**50 Mount View Rd THOMASTOWN 3074 (REI)**   Agent Comments

4   2   3

**Price:** \$905,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** -  
**Property Type:** House (Res)



**25 French St THOMASTOWN 3074 (REI)**   Agent Comments

3   1   1

**Price:** \$860,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 652.40 sqm approx

**11 Keane Cr LALOR 3075 (REI/VG)**   Agent Comments

4   2   2

**Price:** \$802,000  
**Method:** Auction Sale  
**Date:** 26/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 495 sqm approx