

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	9/3 Linoak Avenue, Lalor Vic 3075
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Indicative selling price

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

Single price \$440,000

Median sale price

Median price	\$444,500	House		Unit	X	Suburb	Lalor
Period - From	01/04/2017	to	31/03/2018	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	2/13 Tramoo St LALOR 3075	\$430,000	28/11/2017
2	2/81 Mount View Rd LALOR 3075	\$424,500	23/01/2018
3	80/3 Linoak Av LALOR 3075	\$421,500	27/02/2018

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.

9/3 Linoak Avenue, Lalor Vic 3075

Harcourts
Rata & Co

Robert Ruggieri

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Indicative Selling Price

\$440,000

Median Unit Price

Year ending March 2018: \$444,500



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Rooms:

Property Type: Unit

Agent Comments

Comparable Properties

2/13 Tramoo St LALOR 3075 (REI/VG)

[Agent Comments](#)

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Price: \$430,000

Method: Private Sale

Date: 28/11/2017

Rooms: -

Property Type: Unit



2/81 Mount View Rd LALOR 3075 (VG)

[Agent Comments](#)

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Price: \$424,500

Method: Sale

Date: 23/01/2018

Rooms: -

Property Type: Unit

80/3 Linoak Av LALOR 3075 (REI)

[Agent Comments](#)

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Price: \$421,500

Method: Private Sale

Date: 27/02/2018

Rooms: -

Property Type: Unit

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

Generated: 23/04/2018 10:18



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.