

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

1/46 Cyprus Street, Lalor Vic 3075

**Indicative selling price**

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

Single price \$410,000

**Median sale price**

Median price \$490,825

House

Unit

X

Suburb

Lalor

Period - From 01/01/2018

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	1/39 Hurtle St LALOR 3075	\$430,000	24/02/2018
2	80/3 Linoak Av LALOR 3075	\$421,500	27/02/2018
3	4/7 Boston Rd LALOR 3075	\$410,000	21/04/2018

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.



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$410,000  
**Median Unit Price**  
March quarter 2018: \$490,825

## Comparable Properties



**1/39 Hurtle St LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Unit

**80/3 Linoak Av LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$421,500  
**Method:** Private Sale  
**Date:** 27/02/2018  
**Rooms:** -  
**Property Type:** Unit



**4/7 Boston Rd LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 285 sqm approx