

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

315 Dalton Road, Lalor Vic 3075

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$660,500

House

X

Unit

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	7 Kingsford St LALOR 3075	\$655,000	05/05/2018
2	36 Festival Gr LALOR 3075	\$620,000	19/04/2018
3	22 Kirwan Av LALOR 3075	\$611,000	14/04/2018

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: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$670,000
Median House Price
Year ending March 2018: \$660,500

Comparable Properties



7 Kingsford St LALOR 3075 (REI)

Agent Comments



Price: \$655,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)



36 Festival Gr LALOR 3075 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 19/04/2018
Rooms: 4
Property Type: House
Land Size: 527 sqm approx



22 Kirwan Av LALOR 3075 (REI)

Agent Comments



Price: \$611,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx