

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

108 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 \$699,000

**Median sale price**

Median price \$682,500

House

X

Unit

Suburb Lalor

Period - From 01/07/2017

to 30/09/2017

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	82 Cyprus St LALOR 3075	\$716,500	21/10/2017
2	23 Cyprus St LALOR 3075	\$710,500	08/07/2017
3	19 Cyprus St LALOR 3075	\$707,000	16/12/2017

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.



4   1   4

**Rooms:**  
**Property Type:** House  
**Land Size:** 653 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$699,000  
**Median House Price**  
September quarter 2017: \$682,500

## Comparable Properties

**82 Cyprus St LALOR 3075 (REI)**

**Agent Comments**

3   1   1

**Price:** \$716,500  
**Method:** Auction Sale  
**Date:** 21/10/2017  
**Rooms:** -  
**Property Type:** House



**23 Cyprus St LALOR 3075 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$710,500  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 655 sqm approx

**19 Cyprus St LALOR 3075 (REI)**

**Agent Comments**

3   1   1

**Price:** \$707,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** -  
**Property Type:** House