

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

17 Treska Link, Lalor Vic 3075

Indicative selling price

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

Single price \$770,000

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	33 Partridge St LALOR 3075	\$771,000	18/11/2017
2	8 Bataan Ct LALOR 3075	\$766,000	23/09/2017
3	21 Richards St LALOR 3075	\$760,000	01/11/2017

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$770,000
Median House Price
September quarter 2017: \$682,500

Comparable Properties

33 Partridge St LALOR 3075 (REI)

Agent Comments



Price: \$771,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 528 sqm approx

8 Bataan Ct LALOR 3075 (REI)

Agent Comments



Price: \$766,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 541 sqm approx



21 Richards St LALOR 3075 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 01/11/2017
Rooms: -
Property Type: House (Res)