

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

118 Mount View Road, Lalor Vic 3075

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$699,000

House

X

Unit

Suburb Lalor

Period - From 01/10/2017

to 31/12/2017

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	83 Curtin Av LALOR 3075	\$751,000	26/11/2017
2	11 Sydney Cr LALOR 3075	\$750,000	03/03/2018
3	77 Rosedale Dr LALOR 3075	\$722,500	23/12/2017

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 2 5

Rooms:
Property Type: House
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$765,000
Median House Price
December quarter 2017: \$699,000

Comparable Properties

83 Curtin Av LALOR 3075 (REI/VG)

Agent Comments

4 - -

Price: \$751,000
Method: Private Sale
Date: 26/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 746 sqm approx

11 Sydney Cr LALOR 3075 (REI)

Agent Comments

4 2 3

Price: \$750,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 759 sqm approx

77 Rosedale Dr LALOR 3075 (REI)

Agent Comments

4 1 2

Price: \$722,500
Method: Auction Sale
Date: 23/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 791.70 sqm approx