

59 David Street, Lalor Vic 3075

**Harcourts**

Daniel Taylor

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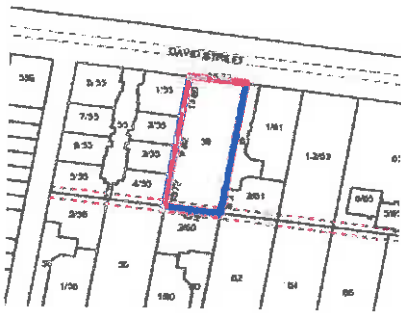
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**Indicative Selling Price**

\$548,000 - \$602,800

**Median House Price**

March quarter 2017: \$590,000



 3  1  1

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



1 Prince Andrew Av LALOR 3075 (REI)

**Agent Comments**

 3  1  2

**Price:** \$580,500

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 531 sqm



227 Darebin Dr LALOR 3075 (REI)

**Agent Comments**

 3  1  2

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** 4

**Property Type:** House (Res)

10 Vasey Av LALOR 3075 (REI)

**Agent Comments**

 3  1  -

**Price:** \$576,300

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 677 sqm

## 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 59 David 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)

Range between \$548,000 & \$602,800

#### Median sale price

Median price \$590,000 House X Suburb Lalor

Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 Prince Andrew Av LALOR 3075  | \$580,500 | 01/04/2017   |
| 227 Darebin Dr LALOR 3075      | \$580,000 | 25/03/2017   |
| 10 Vasey Av LALOR 3075         | \$576,300 | 08/04/2017   |