

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	50 Elizabeth Drive, Lalor Vic 3075
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Indicative selling price

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

Single price	\$629,999
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Median sale price

Median price	\$644,500	House	X	Unit		Suburb	Lalor
Period - From	01/01/2018	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	2 Glebe PI THOMASTOWN 3074	\$629,100	09/03/2018
2	76 Rosemary Dr LALOR 3075	\$627,000	24/03/2018
3	8 Cresta Ct LALOR 3075	\$625,000	24/03/2018

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.



 3  1  524

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$629,999

Median House Price

March quarter 2018: \$644,500

Comparable Properties

2 Glebe PI THOMASTOWN 3074 (REI)

Agent Comments

 4  1  2

Price: \$629,100

Method: Private Sale

Date: 09/03/2018

Rooms: -

Property Type: House (Res)

76 Rosemary Dr LALOR 3075 (REI/VG)

Agent Comments

 3  1  2

Price: \$627,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 532 sqm approx



8 Cresta Ct LALOR 3075 (REI)

Agent Comments

 3  1  2

Price: \$625,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 573 sqm approx