

### 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

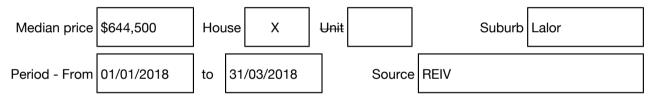
50 Elizabeth Drive, Lalor Vic 3075

#### Indicative selling price

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

Single price \$629,999

#### Median sale price



#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House (Res) Agent Comments COLLINGS Spiros Vamvalis 0420 747 919 spiros@collings.com.au

Indicative Selling Price \$629,999

Median House Price March quarter 2018: \$644,500

## **Comparable Properties**

	2 Glebe PI THOMASTOWN 3074 (REI) 🎮 4 🗰 1 🛱 2	Agent Comments
	Price: \$629,100 Method: Private Sale	
	Date: 09/03/2018 Rooms: - Property Type: House (Res)	
	76 Rosemary Dr LALOR 3075 (REI/VG)	Agent Comments
	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) 3  4  2	Agent Comments
	Price: \$625,000	
	Method: Auction Sale Date: 24/03/2018	
Internet State	Rooms: -	
	Property Type: House (Res) Land Size: 573 sqm approx	

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