

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

1/12 Newton Crescent, Lalor Vic 3075

Indicative selling price

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

Range between \$425,000

&

\$465,000

Median sale price

Median price \$441,250

House

Unit

X

Suburb Lalor

Period - From 01/04/2017

to 30/06/2017

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.

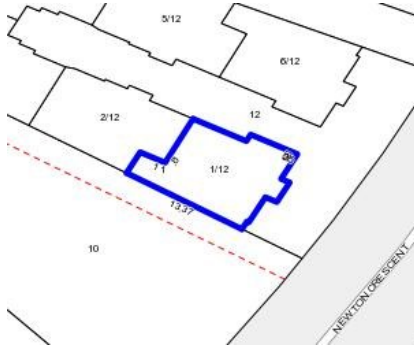
Address of comparable property		Price	Date of sale
1	2/40 Hurtle St LALOR 3075	\$445,000	20/04/2017
2	2/7 Cooma Ct LALOR 3075	\$444,000	29/07/2017
3	3/40 Hurtle St LALOR 3075	\$441,250	01/05/2017

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.~~

1/12 Newton Crescent, Lalor Vic 3075

Flannagan Peressini & Shaw Estate Agents
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2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$425,000 - \$465,000
Median Unit Price
June quarter 2017: \$441,250

Comparable Properties



2/40 Hurtle St LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$445,000
Method: Private Sale
Date: 20/04/2017
Rooms: -
Property Type: Unit



2/7 Cooma Ct LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$444,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: Unit
Land Size: 277 sqm approx



3/40 Hurtle St LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$441,250
Method: Private Sale
Date: 01/05/2017
Rooms: -
Property Type: Unit