



3 2 4

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$595,000 - \$650,000
Median House Price
 March quarter 2017: \$590,000

Comparable Properties



185 Darebin Dr LALOR 3075 (REI)

[Agent Comments](#)

4 2 2

Price: \$650,000
Method: Private Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 551 sqm approx



11 Bruce St LALOR 3075 (REI)

[Agent Comments](#)

3 1 2

Price: \$638,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: House (Res)



1 Kent Rd LALOR 3075 (REI)

[Agent Comments](#)

3 2 2

Price: \$600,000
Method: Auction Sale
Date: 27/05/2017
Rooms: 4
Property Type: House (Res)

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 2 Beaumont Crescent, Lalor Vic 3075

Indicative selling price

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

Range between \$595,000 & \$650,000

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
185 Darebin Dr LALOR 3075	\$650,000	08/04/2017
11 Bruce St LALOR 3075	\$638,000	17/06/2017
1 Kent Rd LALOR 3075	\$600,000	27/05/2017