

# 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

31 Deakin Avenue, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$800,000

### Median sale price

Median price

\$600,000

House

X

Unit

Suburb

Lalor

Period - From

01/10/2016

to

30/09/2017

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	103 Messmate St LALOR 3075	\$685,000	22/07/2017
2	7 Fowler Ct MILL PARK 3082	\$666,000	07/10/2017
3	11 Somers CI MILL PARK 3082	\$642,000	05/08/2017

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.~~



5 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 568 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000

**Median House Price**  
Year ending September 2017: \$600,000

## Comparable Properties



**103 Messmate St LALOR 3075 (REI)**

**Agent Comments**

4 1 2

**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



**7 Fowler Ct MILL PARK 3082 (REI)**

**Agent Comments**

4 2 -

**Price:** \$666,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**11 Somers Ct MILL PARK 3082 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$642,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx