

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	31 Deakin Avenue, Lalor Vic 3075
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$800,000

#### Median sale price

Median price	\$600,000	Hou	ise 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 Cl MILL PARK 3082	\$642,000	05/08/2017

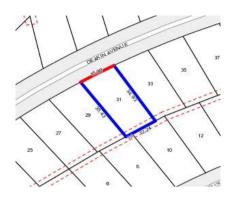
OR

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.









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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)

4



**6** 2

Price: \$685,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 647 sqm approx

**Agent Comments** 



7 Fowler Ct MILL PARK 3082 (REI)

**–** 4





**Price:** \$666,000 **Method:** Auction Sale **Date:** 07/10/2017

Rooms: 5

Property Type: House (Res)

Agent Comments



11 Somers CI MILL PARK 3082 (REI/VG)



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Price: \$642,000 Method: Auction Sale Date: 05/08/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 600 sqm approx

**Agent Comments** 

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