



## STATEMENT OF INFORMATION

5 CROMWELL COURT, LALOR, VIC 3075

PREPARED BY ABI REAL ESTATE, 217 HIGH STREET THOMASTOWN

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 CROMWELL COURT, LALOR, VIC 3075**

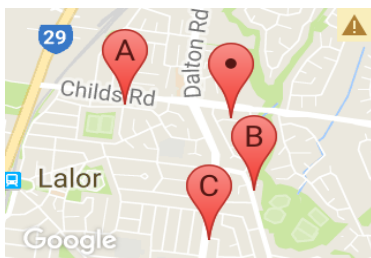
 3  1  1

**Indicative Selling Price**

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

**Price Range: \$550,000 to \$600,000**

## MEDIAN SALE PRICE



**LALOR, VIC, 3075**

**Suburb Median Sale Price (House)**

**\$600,000**

01 April 2017 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**52 MONASH ST, LALOR, VIC 3075**

 3  1  1

**Sale Price**

**\$580,500**

Sale Date: 29/08/2017

Distance from Property: 699m



**212 DAREBIN DR, LALOR, VIC 3075**

 3  1  1

**Sale Price**

**\*\$572,500**

Sale Date: 12/08/2017

Distance from Property: 547m



**45 MENZIES PDE, LALOR, VIC 3075**

 3  1  2

**Sale Price**

**\$600,000**

Sale Date: 24/06/2017

Distance from Property: 890m



This report has been compiled on 28/09/2017 by ABI Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

5 CROMWELL COURT, LALOR, VIC 3075

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$600,000

House

X

Unit

Suburb

LALOR

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

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 |
|---------------------------------|------------|--------------|
| 52 MONASH ST, LALOR, VIC 3075   | \$580,500  | 29/08/2017   |
| 212 DAREBIN DR, LALOR, VIC 3075 | *\$572,500 | 12/08/2017   |
| 45 MENZIES PDE, LALOR, VIC 3075 | \$600,000  | 24/06/2017   |