

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

1/29 Menzies Parade, Lalor Vic 3075

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$525,000 Property Type Unit Suburb Lalor

Period - From 01/10/2022 to 30/09/2023 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	1/30 David St LALOR 3075	\$519,000	19/08/2023
2	235 Dalton Rd LALOR 3075	\$485,500	22/07/2023
3	1/1 Leslie St THOMASTOWN 3074	\$460,000	13/05/2023

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.~~

This Statement of Information was prepared on:

02/11/2023 14:36



 3
  1
  2

Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median Unit Price
 Year ending September 2023: \$525,000

Comparable Properties



1/30 David St LALOR 3075 (REI)

Agent Comments

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  1

Price: \$519,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit



235 Dalton Rd LALOR 3075 (REI)

Agent Comments

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  5

Price: \$485,500
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)



1/1 Leslie St THOMASTOWN 3074 (REI)

Agent Comments

 3
  1
  3

Price: \$460,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Unit
Land Size: 305 sqm approx

Account - Love & Co