

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

34 Tripani Avenue, Lalor Vic 3075

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$708,000 Property Type House Suburb Lalor

Period - From 01/01/2024 to 31/03/2024 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	18 Menzies Pde LALOR 3075	\$685,000	04/05/2024
2	331 Dalton Rd LALOR 3075	\$680,000	18/06/2024
3	131 Mount View Rd LALOR 3075	\$652,000	01/05/2024

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:

24/06/2024 11:35

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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

March quarter 2024: \$708,000



3 2 2

Property Type: House

Land Size: 376 sqm approx

Agent Comments

Comparable Properties



18 Menzies Pde LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$685,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 582 sqm approx



331 Dalton Rd LALOR 3075 (REI)

Agent Comments

3 1 4

Price: \$680,000

Method: Private Sale

Date: 18/06/2024

Property Type: House

Land Size: 518 sqm approx



131 Mount View Rd LALOR 3075 (REI)

Agent Comments

3 1 1

Price: \$652,000

Method: Sold Before Auction

Date: 01/05/2024

Property Type: House (Res)

Land Size: 554 sqm approx

Account - Jellis Craig | P: 03 9387 5888