

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

7 Bunting Court, Lalor Vic 3075

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$703,000 Property Type House Suburb Lalor

Period - From 01/10/2023 to 31/12/2023 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	22 Maxwell St LALOR 3075	\$721,500	23/09/2023
2	41 Edmondson St LALOR 3075	\$720,000	23/09/2023
3	130 Cyprus St LALOR 3075	\$715,000	01/11/2023

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:

24/01/2024 16:14



Property Type: House

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

December quarter 2023: \$703,000

Comparable Properties



22 Maxwell St LALOR 3075 (REI)

Agent Comments



Price: \$721,500

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 675 sqm approx



41 Edmondson St LALOR 3075 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 664 sqm approx



130 Cyprus St LALOR 3075 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Land Size: 727 sqm approx

Account - Love & Co