

## 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 44 Tramoo st lalor 3075

Including suburb and  
postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* \_\_\_\_\_ or range between \$\*600,000 \_\_\_\_\_ & \$660,000 \_\_\_\_\_

#### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price \$542,500 \_\_\_\_\_ \*House  \*unit  Suburb lalor

Period - From 1/1/2017 to 7/6/2017 Source pricefinder

#### 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 8 Orchid crt Lalor	\$596,500	27/5/17
2 23 Richards st Lalor	\$590,000	23/5/17
3 56 David st Lalor	\$655,000	13/5/17

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.~~