



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)

13 Lalor Crescent, Sunbury, 3429

Indicative selling price

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

Single Price

or range between

\$600,000

&

\$640,000

Median sale price

Median price

\$520,000

Property type

House

Suburb

Sunbury, 3429

Period from

22/04/2018

to

02/05/2018

Source

rea

Comparable property sale

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

6 Denison Court, SUNBURY, 3429 Victoria

\$580,002

01/12/2017

9 Mccabe Crescent, SUNBURY, 3429 Victoria

\$650,000

23/11/2017

1 Yardley Street, SUNBURY, 3429 Victoria

\$710,000

08/04/2018