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<br>Including suburb and postcode | 28 Wellington Crescent, Lalor Vic 3075 |

## Indicative selling price

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

Range between $600,000 & $660,000

## Median sale price

Median price $688,000 Property Type House Suburb Lalor

Period - From 01/07/2024 to 30/09/2024 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 | 3 Camelia Cl LALOR 3075 | $615,000 | 30/11/2024 |
| 2 | 165 Mount View Rd LALOR 3075 | $608,500 | 09/11/2024 |
| 3 | 13 Brentwood Av LALOR 3075 | $606,000 | 02/11/2024 |

**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: 07/01/2025 09:50

# 28 Wellington Crescent, Lalor Vic 3075

Brett Sparks
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0411131938
brettsparks@jelliscraig.com.au



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**Rooms:** 6
**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$600,000 - $660,000
**Median House Price**
September quarter 2024: $688,000

## Comparable Properties



**3 Camelia Cl LALOR 3075 (REI)**

3 1 2

**Price:** $615,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** House (Res)
**Land Size:** 578 sqm approx

Agent Comments



**165 Mount View Rd LALOR 3075 (REI)**

3 1 4

**Price:** $608,500
**Method:** Auction Sale
**Date:** 09/11/2024
**Property Type:** House (Res)
**Land Size:** 567 sqm approx

Agent Comments



**13 Brentwood Av LALOR 3075 (REI/VG)**

3 1 2

**Price:** $606,000
**Method:** Auction Sale
**Date:** 02/11/2024
**Property Type:** House (Res)
**Land Size:** 557 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 94321444

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