

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	51 Mckimmies Road, Lalor Vic 3075
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Indicative selling price

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

Range between	\$530,000	&	\$580,000
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Median sale price

Median price	\$626,000	House	X	Unit		Suburb	Lalor
Period - From	01/01/2018	to	31/12/2018	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	23 Oxford Dr THOMASTOWN 3074	\$530,000	21/09/2018
2	20 Evans St LALOR 3075	\$540,000	06/10/2018
3	9 Hertford PI LALOR 3075	\$559,500	17/11/2018

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
Year ending December 2018: \$626,000

Comparable Properties



23 Oxford Dr THOMASTOWN 3074 (REI/VG) [Agent Comments](#)



Price: \$530,000
Method: Private Sale
Date: 21/09/2018
Rooms: 3
Property Type: House (Res)
Land Size: 532 sqm approx



20 Evans St LALOR 3075 (REI/VG) [Agent Comments](#)



Price: \$540,000
Method: Auction Sale
Date: 06/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 565 sqm approx



9 Hertford PI LALOR 3075 (REI/VG) [Agent Comments](#)



Price: \$559,500
Method: Auction Sale
Date: 17/11/2018
Rooms: 4
Property Type: House (Res)
Land Size: 554 sqm approx