

67 Derrick Street, Lalor Vic 3075

McGrath

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Indicative Selling Price

\$565,000 - \$610,000

Median House Price

Year ending March 2018: \$660,500



3 1 1

Rooms:

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties

34 Teal Cr LALOR 3075 (REI)

Agent Comments

3 1 1

Price: \$610,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House



56 Huskisson Av LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$600,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 526 sqm approx



3 Debra Ct LALOR 3075 (REI)

Agent Comments

3 1 2

Price: \$570,500

Method: Auction Sale

Date: 07/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 560 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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	67 Derrick Street, Lalor Vic 3075
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Indicative selling price

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

Range between	\$565,000	&	\$610,000
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Median sale price

Median price	\$660,500	House	X	Unit		Suburb	Lalor
Period - From	01/04/2017	to	31/03/2018	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	34 Teal Cr LALOR 3075	\$610,000	19/05/2018
2	56 Huskisson Av LALOR 3075	\$600,000	17/03/2018
3	3 Debra Ct LALOR 3075	\$570,500	07/04/2018

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.~~