

## 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 87 Kingsway Drive, Lalor

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between: \$450,000 & \$500,000

### Median sale price

Median price \$615,000 \*House ☒ Suburb Lalor  
Period - From 27 Jan 17 to 25 Jan 18 Source Realestate.com.au

### Comparable property sales

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
78 Mountview Road, Thomastown	\$475,500	23/12/2017
1/8 Cutler Court, Lalor	\$469,000	02/12/2017
1/22 Arndell Street, Thomastown	\$475,000	10/08/2017

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