

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

2/85 Rotino Crescent, Lalor Vic 3075

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$439,000

Property Type

Unit

Suburb

Lalor

Period - From

01/10/2018

to

30/09/2019

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 | 63 Mosaic Dr LALOR 3075 | \$484,900 | 02/08/2019 |
| 2 | 24 Grenville Wlk LALOR 3075 | \$465,000 | 23/11/2019 |
| 3 | 36 Grenville Wlk LALOR 3075 | \$456,000 | 07/08/2019 |

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:

11/12/2019 14:44



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$490,000

Median Unit Price

Year ending September 2019: \$439,000

Comparable Properties

63 Mosaic Dr LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$484,900

Method: Sale

Date: 02/08/2019

Property Type: House - Attached House N.E.C.

Land Size: 198 sqm approx

24 Grenville Wlk LALOR 3075 (REI)

Agent Comments

3 2 2

Price: \$465,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)

36 Grenville Wlk LALOR 3075 (VG)

Agent Comments

2 - -

Price: \$456,000

Method: Sale

Date: 07/08/2019

Property Type: House (Res)

Land Size: 125 sqm approx