Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/85 Rotino Crescent, Lalor Vic 3075
Including suburb and	
postcode	

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 Typ	e Unit	Suburb	Lalor
Period - From 01/10/2018	to 30/09/20	19 Sc	urce 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

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

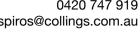
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/12/2019 14:44
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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)

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Agent Comments

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)

1 3



Price: \$465,000 Method: Auction Sale Date: 23/11/2019

Property Type: Townhouse (Res)

Agent Comments

36 Grenville Wlk LALOR 3075 (VG)

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Price: \$456,000 Method: Sale

Property Type: House (Res) Land Size: 125 sqm approx

Date: 07/08/2019

Agent Comments

Account - Collings Real Estate | P: 03 9486 2000



