

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

40 Derrick Street, Lalor

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range Between:

\$590,000

&

\$649,000

Median sale price

Median price

\$650,000

*House

☒

Suburb

Lalor

Period - From

01/01/2018

to

31/12/2018

Source

CoreLogic

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
21 David Street, Lalor	\$640,000	01/09/2018
16 Derrick Street, Lalor	\$600,000	07/09/2018
13 Maxwell Street, Lalor	\$630,000	08/09/2018

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