

MILLERSHIP & CO.



It's not about us,
it's about you.

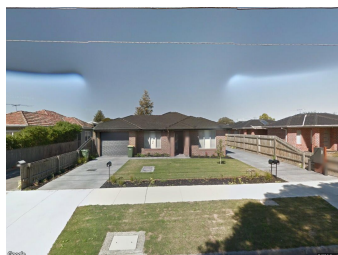
STATEMENT OF INFORMATION

1/9 MAXWELL STREET, LALOR, VIC 3075

PREPARED BY WAYNE MILLERSHIP, MILLERSHIP & CO PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/9 MAXWELL STREET, LALOR, VIC 3075



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Indicative Selling Price

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

Price Range:

500,000 to 550,000

Provided by: Wayne Millership, Millership & Co Pty Ltd

MEDIAN SALE PRICE



LALOR, VIC, 3075

Suburb Median Sale Price (House)

\$577,000

01 January 2017 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2/83 DERRICK ST, LALOR, VIC 3075



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Sale Price

\$532,000

Sale Date: 15/05/2017

Distance from Property: 127m



1/11 MAXWELL ST, LALOR, VIC 3075



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2

Sale Price

\$511,500

Sale Date: 23/06/2017

Distance from Property: 17m



83 DERRICK ST, LALOR, VIC 3075



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Sale Price

\$514,000

Sale Date: 08/04/2017

Distance from Property: 113m



This report has been compiled on 13/09/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/9 MAXWELL STREET, LALOR, VIC 3075

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$577,000

House

X

Unit

Suburb

LALOR

Period

01 January 2017 to 30 June 2017

Source

pricefinder

Comparable property sales

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
2/83 DERRICK ST, LALOR, VIC 3075	\$532,000	15/05/2017
1/11 MAXWELL ST, LALOR, VIC 3075	\$511,500	23/06/2017
83 DERRICK ST, LALOR, VIC 3075	\$514,000	08/04/2017