

## 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

21/68-92 MCKIMMIES ROAD LALOR VIC 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$565,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

2/86 DAVID STREET LALOR VIC 3075	640000	11-Sep-23
2/83 WILLIAM STREET LALOR VIC 3075	542000	10-Feb-24
2/4 LUKIN COURT MILL PARK VIC 3082	520500	02-Mar-24

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 6 months.~~

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Con Constantinou  
P 0394663233  
M 0418331741  
E cconstantinou@barryplant.com.au



**2/86 DAVID STREET LALOR VIC 3075**

Sold Price

**640000**

Sold Date

**11-Sep-23**

 3  1  1

Distance

**1.61km**



**2/83 WILLIAM STREET LALOR VIC 3075**

Sold Price

<sup>RS</sup>

**542000**

Sold Date

**10-Feb-24**

 3  1  1

Distance

**1.32km**



**2/4 LUKIN COURT MILL PARK VIC 3082**

Sold Price

<sup>RS</sup>

**520500**

Sold Date

**02-Mar-24**

 2  1  1

Distance

**0.89km**



**17 SILVERASH DRIVE BUNDOORA VIC 3083**

Sold Price

**440000**

Sold Date

**14-Oct-23**

 2  2  2

Distance

**1.32km**



**35A MAXWELL STREET LALOR VIC 3075**

Sold Price

**740000**

Sold Date

**17-Oct-23**

 4  2  1

Distance

**1.48km**



**2/108 CYPRUS STREET LALOR VIC 3075**

Sold Price

**585000**

Sold Date

**03-Oct-23**

 2  2  1

Distance

**1.32km**

RS = Recent sale

UN = Undisclosed Sale

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