

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

12/68-92 McKimmies Road Lalor VIC 3075

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Lalor

Period-from

01 Dec 2019

to

30 Nov 2020

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

7/91 Dalton Road Thomastown VIC 3074	\$405,000	15-Jul-20
3/6 Kellerher Street Lalor VIC 3075	\$410,000	16-Sep-20

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.

This Statement of Information was prepared on: 15 December 2020



7/91 Dalton Road Thomastown VIC 3074 Sold Price **\$405,000** Sold Date **15-Jul-20**

 2  1  2

Distance **1.36km**



3/6 Kellerher Street Lalor VIC 3075 Sold Price **\$410,000** Sold Date **16-Sep-20**

 2  1  1

Distance **1.9km**

RS = Recent sale **UN** = Undisclosed Sale

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