

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

85 Robert Street, Lalor Vic 3075

Indicative selling price

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

Range between \$635,000

&

\$695,000

Median sale price

Median price \$695,500

Property Type House

Suburb Lalor

Period - From 01/04/2021

to 30/06/2021

Source 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.

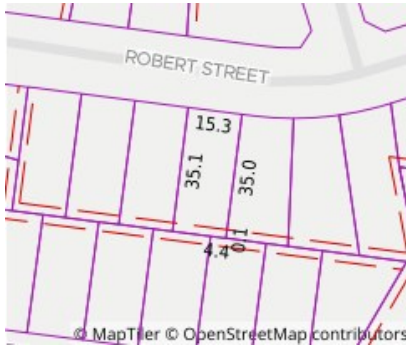
	Address of comparable property	Price	Date of sale
1	30 Kingsway Dr LALOR 3075	\$707,000	24/04/2021
2	456 Station St LALOR 3075	\$690,000	23/03/2021
3	119 Gardenia Rd LALOR 3075	\$677,000	23/02/2021

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 six months.~~

This Statement of Information was prepared on:

17/08/2021 12:24



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Property Type: House
Land Size: 553 sqm approx
Agent Comments

Indicative Selling Price
 \$635,000 - \$695,000
Median House Price
 June quarter 2021: \$695,500

Comparable Properties



30 Kingsway Dr LALOR 3075 (REI/VG)

Agent Comments

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Price: \$707,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 533 sqm approx

456 Station St LALOR 3075 (REI/VG)

Agent Comments

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Price: \$690,000
Method: Private Sale
Date: 23/03/2021
Property Type: House
Land Size: 623 sqm approx

119 Gardenia Rd LALOR 3075 (VG)

Agent Comments

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Price: \$677,000
Method: Sale
Date: 23/02/2021
Property Type: House (Res)
Land Size: 508 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088