

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<br>Including suburb and<br>postcode | 18A Canberra Grove, Lalor Vic 3075 |
|---|------------------------------------|

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|              |           |
|--------------|-----------|
| Single price | \$480,000 |
|--------------|-----------|

**Median sale price**

|               |            |       |            |        |      |        |       |
|---------------|------------|-------|------------|--------|------|--------|-------|
| Median price  | \$490,825  | House |            | Unit   | X    | Suburb | Lalor |
| Period - From | 01/01/2018 | to    | 31/03/2018 | 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 | 3/115 Messmate St LALOR 3075     | \$500,000 | 24/02/2018   |
| 2 | 30/68-92 Mckimmies Rd LALOR 3075 | \$483,000 | 14/04/2018   |
| 3 | 3/29 Newton Cr LALOR 3075        | \$456,000 | 20/02/2018   |

**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.



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$480,000  
**Median Unit Price**  
March quarter 2018: \$490,825

## Comparable Properties

**3/115 Messmate St LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** Unit



**30/68-92 Mckimmies Rd LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$483,000  
**Method:** Auction Sale  
**Date:** 14/04/2018  
**Rooms:** -  
**Property Type:** Unit

**3/29 Newton Cr LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$456,000  
**Method:** Private Sale  
**Date:** 20/02/2018  
**Rooms:** -  
**Property Type:** Unit