

Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
including suburb and
postcode

54B William Street, Lalor

Indicative selling price

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

Single price \$ 635,000.00

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 682,500

*House

*unit

Suburb
or locality

Lalor

Period - From 01/10/2017

to

31/012/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1/93 Cyprus Street, Lalor	\$ 615,000	04-Dec-2017
1/115 Messmate Street, Lalor	\$ 666,000	25-Nov-2017
1B Kellerher Street, Lalor	\$ 580,000	13-Aug-2017

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)