### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered t	for sale
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Address	2/85 Rotino Crescent, Lalor Vic 3075
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$440,000 &	\$480,000
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#### Median sale price

Median price	\$583,000	Pro	perty Type	House		Suburb	Lalor
Period - From	01/10/2018	to	30/09/2019	;	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

1	63 Mosaic Dr LALOR 3075	\$484,900	02/08/2019
2	4 Grenville Wlk LALOR 3075	\$455,500	02/03/2019
3	9 Treska Lnk LALOR 3075		02/03/2019

#### 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:	30/10/2019 11:54

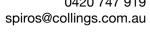


Date of sale

# COLLINGS

Spiros Vamvalis 0420 747 919

**Indicative Selling Price** \$440,000 - \$480,000







Property Type: Townhouse (Res) Land Size: 108 sqm approx Agent Comments

**Median House Price** Year ending September 2019: \$583,000

# Comparable Properties

63 Mosaic Dr LALOR 3075 (VG)

**--** 3

Agent Comments

Price: \$484,900 Method: Sale Date: 02/08/2019

Property Type: House - Attached House N.E.C.

Land Size: 198 sqm approx

4 Grenville Wlk LALOR 3075 (REI/VG)

**=** 3



Price: \$455,500 Method: Auction Sale Date: 02/03/2019 Property Type: House Land Size: 138 sqm approx **Agent Comments** 

9 Treska Lnk LALOR 3075 (VG)

**=** 3



Price: Method: Sale Date: 02/03/2019

Property Type: Divorce/Estate/Family Transfers

Land Size: 413 sqm approx

**Agent Comments** 

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