

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

22/68-92 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Lalor

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/14 DOUGLAS COURT THOMASTOWN VIC 3074	\$555,500	10-Aug-24
243 BETULA AVENUE MILL PARK VIC 3082	\$590,000	19-Oct-24
18/215 BETULA AVENUE MILL PARK VIC 3082	\$570,000	12-Oct-24

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: 19 November 2024



1/14 DOUGLAS COURT THOMASTOWN VIC 3074

3 1 1

Sold Price **\$555,500** Sold Date **10-Aug-24**

Distance **1.56km**



243 BETULA AVENUE MILL PARK VIC 3082

3 1 1

Sold Price ^{RS} **\$590,000** Sold Date **19-Oct-24**

Distance **1.35km**



18/215 BETULA AVENUE MILL PARK VIC 3082

3 1 1

Sold Price ^{RS} **\$570,000** Sold Date **12-Oct-24**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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