



Rooms:
Property Type: Land (Res)
Land Size: 600 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000
Median House Price
 June quarter 2017: \$605,000

Comparable Properties



60 Dickens St LALOR 3075 (REI)

Agent Comments



Price: \$798,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm approx



18 Howell St LALOR 3075 (REI)

Agent Comments



Price: \$752,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 604 sqm approx



7 Pine St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 13/06/2017
Rooms: 3
Property Type: Townhouse (Single)

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

10 Dickens Street, Lalor Vic 3075

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale price

Median price \$605,000

House X

Suburb Lalor

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
60 Dickens St LALOR 3075	\$798,000	22/07/2017
18 Howell St LALOR 3075	\$752,000	08/07/2017
7 Pine St THOMASTOWN 3074	\$615,000	13/06/2017