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Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	56 Rosedale Drive, Lalor

Indicative selling price

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

Single Price:	$549,000

Median sale price

Median price	$416,750	*House	X	Suburb	Lalor
Period - From	01/01/2018	to	03/12/2018	Source	CoreLogic

Comparable property sales

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
280 Edgars Road, Lalor	$551,000	13/10/2018
137 Mount View Road, Lalor	$557,000	21/07/2018
23 Wye Street, Lalor	$565,000	12/07/2018

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