

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

81 Herman 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 \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

*House ☒ *Unit ☐ Suburb
Period - From to Source

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	Price	Date of sale
2/3 Cambala Ave, Lalor	\$400,000	14/08/2018
1/8 Cherry Crt, Lalor	\$415,000	06/08/2018
4/7 Boston Rd, Lalor	\$410,000	21/05/2018