

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Property offered for sale

5 Falanagan Street, lalor

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$650,000 & \$680,000

### Median sale price

(\*Delete house or unit as applicable)

\$650,000

\*House

X

\*Unit

Suburb Lalor

Period - From 1<sup>st</sup> April 2017

to 31<sup>st</sup> March 2018

Source Price Finder

### 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
29 Atahri Pde, Lalor	\$643,000	16/12/2017
44 Moffat Drive, Lalor	\$710,000	10/12/2017
10 Moffat Drive, Lalor	\$651,500	25/11/2017