

# Statement of Information

Residential property located in the Melbourne metropolitan area

Property Address	88 Rotino Crescent, Lalor VIC 3075
Indicative Selling Price	\$1,250,000
Property Type	Residential house
Land Size	Approx (if known)

## Comparable Property Sales

Address	Price	Date	Details
6 Messmate Street, Lalor VIC	\$1,260,000	2025	Residential house
12 French Street, Lalor VIC	\$1,180,000	2025	Residential house
5 Maxwell Street, Lalor VIC	\$1,300,000	2025	Residential house
9 Prince Street, Lalor VIC	\$1,150,000	2024	Residential house
3 Vasey Avenue, Lalor VIC	\$1,220,000	2025	Residential house

## Agent Comment

The indicative selling price reflects recent sales of comparable residential properties within Lalor, with similar homes transacting between approximately \$1,150,000 and \$1,300,000. The property is positioned within this range based on its location, land size and overall property features.