

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

19 KINGSWAY DRIVE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lalor

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 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

10 BRIGETTE COURT LALOR VIC 3075	760000	31-Aug-24
22 BLACKBURN STREET LALOR VIC 3075	730000	18-Sep-24
6 BURTON STREET LALOR VIC 3075	780000	15-Feb-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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10 BRIGETTE COURT LALOR VIC 3075

3 1 2

Sold Price **760000** Sold Date **31-Aug-24**

Distance **1.34km**



22 BLACKBURN STREET LALOR VIC 3075

3 1 2

Sold Price **730000** Sold Date **18-Sep-24**

Distance **1.26km**



6 BURTON STREET LALOR VIC 3075

3 1 1

Sold Price ^{RS} **780000** ^{UN} Sold Date **15-Feb-25**

Distance **1.01km**



10 CROMWELL COURT LALOR VIC 3075

3 1 2

Sold Price ^{RS} **756000** Sold Date **15-Feb-25**

Distance **1.78km**

RS = Recent sale UN = Undisclosed Sale

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