

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

4 Lifford Walk 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Lalor

Period-from

01 Oct 2018

to

30 Sep 2019

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

4 Wicklow Close Lalor VIC 3075	\$555,000	09-Mar-19
124 Moffat Drive Lalor VIC 3075	\$570,000	14-Oct-19
6 Rotino Crescent Lalor VIC 3075	\$555,000	09-Mar-19

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.~~

This Statement of Information was prepared on: 24 October 2019



4 Wicklow Close Lalor VIC 3075

Sold Price **\$555,000** Sold Date **09-Mar-19**

 3  2  2

Distance **0.91km**

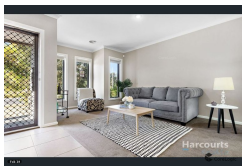


124 Moffat Drive Lalor VIC 3075

Sold Price **\$570,000** Sold Date **14-Oct-19**

 3  2  2

Distance **0.99km**



6 Rotino Crescent Lalor VIC 3075

Sold Price **\$555,000** Sold Date **09-Mar-19**

 4  2  2

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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