

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

81 ROBERT STREET LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$670,000

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Lalor

Period-from

26 Feb 2024

to

26 Aug 2024

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
5 WAITARA COURT LALOR VIC 3075	\$720,000	10-Mar-24
8 MONASH STREET LALOR VIC 3075	\$723,000	23-Mar-24
67 KINGSWAY DRIVE LALOR VIC 3075	\$701,000	28-Jun-24

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: 26 August 2024



5 WAITARA COURT LALOR VIC 3075

 3  1  -

Sold Price

\$720,000

Sold Date

10-Mar-24

Distance

1.27km



8 MONASH STREET LALOR VIC 3075

 3  1  2

Sold Price

\$723,000

Sold Date

23-Mar-24

Distance

1.67km



67 KINGSWAY DRIVE LALOR VIC 3075

 3  1  1

Sold Price

^{RS}**\$701,000**

Sold Date

28-Jun-24

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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