

## 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

1/11-13 MACKEY STREET LALOR VIC 3075

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Lalor

Period-from

01 Jul 2023

to

30 Jun 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 15/6 HENSLEY ROAD LALOR VIC 3075     | \$575,000 | 24-Feb-24 |
| 2/7 PINETREE CRESCENT LALOR VIC 3075 | \$490,000 | 31-Jan-24 |
| 11/48 COOPER STREET EPPING VIC 3076  | \$550,000 | 07-May-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: 16 July 2024



**15/6 HENSLEY ROAD LALOR VIC 3075**

Sold Price

**\$575,000**

Sold Date **24-Feb-24**

 3  2  2

Distance **1.19km**



**2/7 PINETREE CRESCENT LALOR VIC 3075**

Sold Price

**\$490,000**

Sold Date **31-Jan-24**

 3  1  1

Distance **1.81km**



**11/48 COOPER STREET EPPING VIC 3076**

Sold Price

**\$550,000**

Sold Date **07-May-24**

 3  1  1

Distance **2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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