

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

60 Monash Street 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,300

Property type

House

Suburb

Lalor

Period-from

01 Nov 2020

to

31 Oct 2021

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

197 Darebin Drive Lalor VIC 3075	\$690,000	30-Oct-21
48 Bellarine Drive Lalor VIC 3075	\$749,000	09-Oct-21
67 Kingsway Drive Lalor VIC 3075	\$686,500	22-Sep-21

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: 02 November 2021



197 Darebin Drive Lalor VIC 3075

Sold Price

^{RS} **\$690,000** ^{UN}

Sold Date

30-Oct-21

 3

 1

 3

Distance

1km



48 Bellarine Drive Lalor VIC 3075

Sold Price

^{RS} **\$749,000** ^{UN}

Sold Date

09-Oct-21

 3

 1

 3

Distance

1.1km



67 Kingsway Drive Lalor VIC 3075

Sold Price

^{RS} **\$686,500** ^{UN}

Sold Date

22-Sep-21

 3

 1

 3

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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