

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 ELIZABETH DRIVE, LALOR, VIC 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$635,000 to \$700,000

### Median sale price

Median price

\$665,000

Property type

House

Suburb

LALOR

Period

01 July 2022 to 30 June 2023

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
9 MENZIES PDE, LALOR, VIC 3075	*\$705,000	22/07/2023
27 ROSEMARY DR, LALOR, VIC 3075	\$675,000	01/04/2023
395 EDGARS RD, LALOR, VIC 3075	*\$680,000	17/06/2023

This Statement of Information was prepared on:

13/09/2023