

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

6 HUSKISSON AVENUE 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Lalor

Period-from

01 Sep 2022

to

31 Aug 2023

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 ELLA COURT LALOR VIC 3075	\$638,000	17-Sep-22
15 DELTA COURT THOMASTOWN VIC 3074	\$700,000	27-Jan-23
63 ROSEMARY DRIVE LALOR VIC 3075	\$670,000	23-Feb-23

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: 13 September 2023



4 ELLA COURT LALOR VIC 3075

Sold Price

\$638,000

Sold Date

17-Sep-22

 4  1  1

Distance

0.58km



15 DELTA COURT THOMASTOWN VIC 3074

Sold Price

\$700,000

Sold Date

27-Jan-23

 4  1  1

Distance

3.05km



63 ROSEMARY DRIVE LALOR VIC 3075

Sold Price

\$670,000

Sold Date

23-Feb-23

 4  1  2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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