

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

31 ROSEMARY DRIVE 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 &

\$580,000

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,500

Property type

House

Suburb

Lalor

Period-from

23 Mar 2024

to

23 Sep 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

86 ROSEMARY DRIVE LALOR VIC 3075

\$625,000

25-May-24

15 KOSCIUSKO COURT LALOR VIC 3075

\$612,500

04-May-24

24 MOSSMAN CRESCENT LALOR VIC 3075

\$625,000

06-Jul-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: 23 September 2024



86 ROSEMARY DRIVE LALOR VIC 3075

3 1 2

Sold Price

\$625,000

Sold Date **25-May-24**

Distance

0.24km



15 KOSCIUSKO COURT LALOR VIC 3075

3 1 -

Sold Price

\$612,500

Sold Date **04-May-24**

Distance

1.12km



24 MOSSMAN CRESCENT LALOR VIC 3075

3 1 4

Sold Price

\$625,000

Sold Date **06-Jul-24**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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