

## 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

4B COLUMBIA ROAD 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Lalor

Period-from

01 Nov 2022

to

31 Oct 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

16/15 LINOAK AVENUE LALOR VIC 3075	\$615,000	03-Aug-23
2/17 PRINCE ANDREW AVENUE LALOR VIC 3075	\$628,000	08-Jul-23
2 KANTIKI DRIVE EPPING VIC 3076	\$655,000	07-Oct-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.~~

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Kamal Kanaan  
M +61401735299  
E kamal@therealestestate.com.au



**16/15 LINOAK AVENUE LALOR VIC 3075**

Sold Price

**\$615,000**

Sold Date **03-Aug-23**

3 2 2

Distance **0.31km**



**2/17 PRINCE ANDREW AVENUE LALOR VIC 3075**

Sold Price

**\$628,000**

Sold Date **08-Jul-23**

3 2 2

Distance **1.01km**



**2 KANTIKI DRIVE EPPING VIC 3076**

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date **07-Oct-23**

3 2 1

Distance **2.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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