

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

12 PELISTER FAIRWAY 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,000

Property type

House

Suburb

Lalor

Period-from

01 Jul 2022

to

30 Jun 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

11 PRILEP HEIGHTS LALOR VIC 3075	\$880,000	22-Jul-22
9 BITOLA GROVE LALOR VIC 3075	\$840,000	25-Mar-22
31 TRIPANI AVENUE LALOR VIC 3075	\$811,500	02-Apr-22

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: 12 July 2023



11 PRILEP HEIGHTS LALOR VIC 3075

 4  2  2

Sold Price

\$880,000

Sold Date

22-Jul-22

Distance

0.16km



9 BITOLA GROVE LALOR VIC 3075

 4  2  2

Sold Price

\$840,000

Sold Date

25-Mar-22

Distance

0.12km



31 TRIPANI AVENUE LALOR VIC 3075

 4  2  2

Sold Price

\$811,500

Sold Date

02-Apr-22

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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