

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

10/5 Linoak 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Lalor

Period-from

01 Dec 2020

to

30 Nov 2021

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

19/6 Hensley Road Lalor VIC 3075	\$607,000	20-Feb-21
20 Linoak Avenue Lalor VIC 3075	\$670,000	06-Feb-21
5 Hensley Road Lalor VIC 3075	\$630,000	28-Aug-21

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: 06 December 2021



19/6 Hensley Road Lalor VIC 3075 Sold Price **\$607,000** Sold Date **20-Feb-21**

 3  2  2

Distance **0.07km**



20 Linoak Avenue Lalor VIC 3075 Sold Price **\$670,000** Sold Date **06-Feb-21**

 4  1  1

Distance **0.14km**



5 Hensley Road Lalor VIC 3075 Sold Price **\$630,000** Sold Date **28-Aug-21**

 3  1  2

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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