

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 GILBERT COURT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Lalor

Period-from

01 Feb 2022

to

31 Jan 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

1 TYSON COURT LALOR VIC 3075	\$599,000	27-Nov-22
19 BRENTWOOD AVENUE LALOR VIC 3075	\$555,980	07-Oct-22
49 BELLARINE DRIVE LALOR VIC 3075	\$530,000	06-Oct-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: 06 February 2023



1 TYSON COURT LALOR VIC 3075

Sold Price

\$599,000

Sold Date

27-Nov-22



3



2



4

Distance

0.3km



19 BRENTWOOD AVENUE LALOR VIC 3075

Sold Price

\$555,980

Sold Date

07-Oct-22



3



1



2

Distance

0.55km



49 BELLARINE DRIVE LALOR VIC 3075

Sold Price

\$530,000

Sold Date

06-Oct-22



3



1



1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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