

## 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

77 Rosedale Drive Lalor VIC 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$690,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Lalor

Period-from

01 Feb 2020

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 40 Gladstone Street Thomastown VIC 3074 | \$676,000 | 05-Aug-20 |
| 19 Victoria Drive Thomastown VIC 3074   | \$695,000 | 07-Nov-20 |
| 10 Stonehaven Drive Thomastown VIC 3074 | \$650,000 | 25-Jun-20 |

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: 09 February 2021



**40 Gladstone Street Thomastown VIC 3074**

 4  1  1

Sold Price

**\$676,000**

Sold Date **05-Aug-20**

Distance **0.87km**



**19 Victoria Drive Thomastown VIC 3074**

 4  1  2

Sold Price

**\$695,000**

Sold Date **07-Nov-20**

Distance **1.06km**



**10 Stonehaven Drive Thomastown VIC 3074**

 4  1  2

Sold Price

**\$650,000**

Sold Date **25-Jun-20**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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