

## 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

1 WALDEN PLACE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lalor

Period-from

01 May 2024

to

30 Apr 2025

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 37 PEPPERCORN PARADE EPPING VIC 3076 | \$712,000 | 21-Mar-25 |
| 10 CROMWELL COURT LALOR VIC 3075     | \$756,000 | 15-Feb-25 |
|                                      |           |           |

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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Renato Barra

M 0434200860

E rbarra@barryplant.com.au

**37 PEPPERCORN PARADE EPPING  
VIC 3076**

Sold Price

**\$712,000**

Sold Date

**21-Mar-25**

4



1



2

Distance

**1.49km****10 CROMWELL COURT LALOR VIC  
3075**

Sold Price

**\$756,000**

Sold Date

**15-Feb-25**

3



1



2

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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