

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

13 RUSSET COURT LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$550,000

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,500

Property type

House

Suburb

Lalor

Period-from

12 Jan 2024

to

12 Jul 2024

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
4 HERTFORD PLACE LALOR VIC 3075	\$585,000	03-Feb-24
3 BRUCE STREET LALOR VIC 3075	\$580,000	19-Mar-24
28 VANESSA AVENUE LALOR VIC 3075	\$582,500	24-Feb-24

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: 02 July 2024



4 HERTFORD PLACE LALOR VIC 3075

3 1 2

Sold Price

\$585,000 Sold Date **03-Feb-24**

Distance **2.14km**



3 BRUCE STREET LALOR VIC 3075

3 1 2

Sold Price

\$580,000 Sold Date **19-Mar-24**

Distance **2.42km**



28 VANESSA AVENUE LALOR VIC 3075

3 1 2

Sold Price

\$582,500 Sold Date **24-Feb-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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