

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

4/10 HENSLEY ROAD 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,750

Property type

Unit

Suburb

Lalor

Period-from

01 Apr 2024

to

31 Mar 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

1/21 ETHEL AVENUE LALOR VIC 3075

\$520,000

03-Dec-24

1/25 DICKENS STREET LALOR VIC 3075

\$566,000

16-Nov-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: 14 April 2025

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**1/21 ETHEL AVENUE LALOR VIC
3075**

Sold Price

\$520,000Sold Date **03-Dec-24** 2  1  1Distance **1.16km****1/25 DICKENS STREET LALOR VIC
3075**

Sold Price

\$566,000Sold Date **16-Nov-24** 2  1  1Distance **0.6km****RS** = Recent sale**UN** = Undisclosed Sale

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