

## 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

47 DAVID STREET 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

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,000

Property type

House

Suburb

Lalor

Period-from

01 Jul 2023

to

30 Jun 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

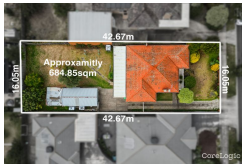
Date of sale

76 MESSMATE STREET LALOR VIC 3075	\$735,000	04-May-24
9 DICKENS STREET LALOR VIC 3075	\$700,000	22-Jun-24
12 PRINCE ANDREW AVENUE LALOR VIC 3075	\$712,200	21-Dec-23

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.~~

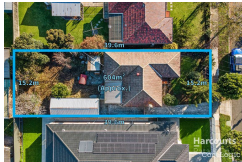
This Statement of Information was prepared on: 25 August 2024



**76 MESSMATE STREET LALOR VIC 3075** Sold Price **\$735,000** Sold Date **04-May-24**

 3  1  2

Distance **0.27km**



**9 DICKENS STREET LALOR VIC 3075** Sold Price <sup>RS</sup> **\$700,000** Sold Date **22-Jun-24**

 3  1  1

Distance **1.04km**



**12 PRINCE ANDREW AVENUE LALOR VIC 3075** Sold Price **\$712,200** Sold Date **21-Dec-23**

 3  2  3

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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