

## 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

18 MENZIES PARADE 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,500

Property type

House

Suburb

Lalor

Period-from

01 Apr 2023

to

31 Mar 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

3 BRUCE STREET LALOR VIC 3075	\$580,000	19-Mar-24
18 CLIFTON GROVE LALOR VIC 3075	\$620,000	19-Feb-24
51 PARTRIDGE STREET LALOR VIC 3075	\$622,000	02-Mar-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.~~

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**3 BRUCE STREET LALOR VIC 3075** Sold Price <sup>RS</sup> **\$580,000** Sold Date **19-Mar-24**  
 Distance **0.18km**

 3  1  2



**18 CLIFTON GROVE LALOR VIC 3075** Sold Price <sup>RS</sup> **\$620,000** Sold Date **19-Feb-24**  
 Distance **0.25km**

 3  1  3



**51 PARTRIDGE STREET LALOR VIC 3075** Sold Price <sup>RS</sup> **\$622,000** Sold Date **02-Mar-24**  
 Distance **1.2km**

 3  1  3

**RS** = Recent sale      **UN** = Undisclosed Sale

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