

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

4/27 ANDERSON STREET LALOR VIC 3075

Address  
Including suburb and postcode

### 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)

or range  
Single Price & between  
\$400,000 \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$491,000 Property type Unit Suburb Lalor  
Period-from 01 Mar 2023 to 01 Sep 2023 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
2/143 MESSMATE STREET LALOR VIC 3075	\$430,000	06-Jul-23
1/19 BALMAIN COURT LALOR VIC 3075	\$405,000	21-Apr-23
3/38 EDMONDSON STREET LALOR VIC 3075	\$445,000	07-Aug-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: 31 August 2023



**2/143 MESSMATE STREET LALOR  
VIC 3075**

2 1 1

Sold Price

<sup>RS</sup> **\$430,000** Sold Date **06-Jul-23**

Distance **1.44km**



**1/19 BALMAIN COURT LALOR VIC  
3075**

2 1 1

Sold Price

**\$405,000** Sold Date **21-Apr-23**

Distance **1.43km**



**3/38 EDMONDSON STREET LALOR  
VIC 3075**

2 1 1

Sold Price

<sup>RS</sup> **\$445,000** Sold Date **07-Aug-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.