## 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

42 Cambala Avenue, Lalor Vic 3075

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting |        |       |
|-----------------|-------------------|------|--------------|------|------------|------|--------|-------|
| Range betweer   | \$620,000         |      | &            |      | \$670,000  |      |        |       |
| Median sale p   | rice              |      |              |      |            |      |        |       |
| Median price    | \$675,000         | Pro  | operty Type  | Hou  | se         |      | Suburb | Lalor |
| Period - From   | 01/04/2023        | to   | 30/06/2023   |      | So         | urce | REIV   |       |

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 23 Tripani Av LALOR 3075     | \$737,000 | 29/07/2023   |
| 2   | 6 Daron Lnk LALOR 3075       | \$680,000 | 06/05/2023   |
| 3   | 6 Lomond Ct LALOR 3075       | \$578,000 | 27/05/2023   |

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 six months.

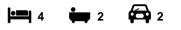
This Statement of Information was prepared on:

26/09/2023 12:49









Property Type: House Land Size: 478 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$670,000 Median House Price June quarter 2023: \$675,000

# **Comparable Properties**



23 Tripani Av LALOR 3075 (REI)



Price: \$737,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Agent Comments

6 Daron Lnk LALOR 3075 (REI/VG)



Price: \$680,000 Method: Auction Sale Date: 06/05/2023 Property Type: House (Res) Land Size: 384 sqm approx



6 Lomond Ct LALOR 3075 (REI)



Price: \$578,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Agent Comments

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



propertydata

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