

## 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

4B COLUMBIA ROAD 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

\$595,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Lalor

Period-from

01 Nov 2022

to

31 Oct 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

2/86 DAVID STREET LALOR VIC 3075	\$640,000	14-Sep-23
2/17 PRINCE ANDREW AVENUE LALOR VIC 3075	\$628,000	08-Jul-23
1/11 MAXWELL STREET LALOR VIC 3075	\$602,000	24-Jun-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: 01 November 2023

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2/86 DAVID STREET LALOR VIC  
3075

 3  1  5

Sold Price

<sup>RS</sup> \$640,000

Sold Date

14-Sep-23

Distance

1.51km



2/17 PRINCE ANDREW AVENUE  
LALOR VIC 3075

 3  2  2

Sold Price

\$628,000

Sold Date

08-Jul-23

Distance

1.01km



1/11 MAXWELL STREET LALOR VIC  
3075

 2  1  3

Sold Price

\$602,000

Sold Date

24-Jun-23

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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