

## 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

54 MOFFAT DRIVE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$677,500

Property type

House

Suburb

Lalor

Period-from

01 Feb 2023

to

31 Jan 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

68 MOFFAT DRIVE LALOR VIC 3075	\$1,200,000	16-Nov-23
13 KAVANAGH STREET LALOR VIC 3075	\$976,000	06-Dec-23
6 TRESKA LINK LALOR VIC 3075	\$1,050,000	09-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: 07 February 2024

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**68 MOFFAT DRIVE LALOR VIC 3075**

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **16-Nov-23**

 4  2  2

Distance **0.13km**



**13 KAVANAGH STREET LALOR VIC 3075**

Sold Price <sup>RS</sup> **\$976,000** Sold Date **06-Dec-23**

 4  3  2

Distance **0.16km**



**6 TRESKA LINK LALOR VIC 3075**

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **09-Dec-23**

 4  3  2

Distance **0.7km**

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

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