

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

68 MOFFAT DRIVE 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  
between

Price &

\$1,150,000

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Lalor

Period-from

23 APR 2023

to

23 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
4 OCALLAGHAN AVENUE LALOR VIC 3075	\$1,225,000	24-Jun-23
21 SARISSA STREET LALOR VIC 3075	\$1,180,000	05-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: 23 October 2023



4 OCALLAGHAN AVENUE LALOR  
VIC 3075

4 2 2

Sold Price

\$1,225,000 Sold Date 24-Jun-23

Distance 0.17km



21 SARISSA STREET LALOR VIC  
3075

5 3 2

Sold Price

\$1,180,000 Sold Date 05-Aug-23

Distance 0.72km

RS = Recent sale

UN = Undisclosed Sale

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