

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

92 ELIZABETH DRIVE LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single Price & between
\$680,000 \$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$665,000 Property type House Suburb Lalor
Period-from 28 Mar 2023 to 28 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
23 TRIPANI AVENUE LALOR VIC 3075	\$737,000	29-Jul-23
6 DARON LINK LALOR VIC 3075	\$680,000	06-May-23
11 POSITANO WAY LALOR VIC 3075	\$756,500	19-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: 26 September 2023



23 TRIPANI AVENUE LALOR VIC 3075

4 2 2

Sold Price

^{RS} **\$737,000**

Sold Date

29-Jul-23

Distance

1.05km



6 DARON LINK LALOR VIC 3075

3 2 2

Sold Price

\$680,000

Sold Date

06-May-23

Distance

1.14km



11 POSITANO WAY LALOR VIC 3075

4 2 2

Sold Price

^{RS} **\$756,500**

Sold Date

19-Aug-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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