

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

5 PAGE COURT LALOR VIC 3075

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lalor

Period-from

01 Oct 2023

to

30 Sep 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

6 CANARY COURT MILL PARK VIC 3082	\$704,500	23-May-24
45 MCKIMMIES ROAD LALOR VIC 3075	\$670,000	01-Jul-24
168 DAREBIN DRIVE LALOR VIC 3075	\$690,000	07-Sep-24

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: 17 October 2024



6 CANARY COURT MILL PARK VIC 3082

Sold Price

\$704,500

Sold Date

23-May-24

3

2

-

Distance

0.31km



45 MCKIMMIES ROAD LALOR VIC 3075

Sold Price

\$670,000

Sold Date

01-Jul-24

3

1

2

Distance

0.47km



168 DAREBIN DRIVE LALOR VIC 3075

Sold Price

^{RS} **\$690,000**

Sold Date

07-Sep-24

3

2

1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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