

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

2/79 MONASH STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Lalor

Period-from

01 Aug 2023

to

31 Jul 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

2/207 DAREBIN DRIVE LALOR VIC 3075	\$469,000	19-Apr-24
2/6 CAMPBELL STREET EPPING VIC 3076	\$480,000	18-Jul-24
2/29 TRAVERS STREET THOMASTOWN VIC 3074	\$456,000	29-Jun-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: 07 August 2024



2/207 DAREBIN DRIVE LALOR VIC 3075 Sold Price **\$469,000** Sold Date **19-Apr-24**

2 1 -

Distance **0.65km**



2/6 CAMPBELL STREET EPPING VIC 3076 Sold Price ^{RS} **\$480,000** Sold Date **18-Jul-24**

2 1 2

Distance **1.29km**



2/29 TRAVERS STREET THOMASTOWN VIC 3074 Sold Price ^{RS} **\$456,000** Sold Date **29-Jun-24**

2 1 1

Distance **1.97km**

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

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